

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
May 14, 2014**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:33p.m.

2. Open Public Meeting Acts Statement

Chairperson Andy Galida read the Open Public Meeting Act Statement.

3. Call to Order

Upon voice count the following members were present- Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Jeff First, Paul Woska and Frank Ryan.

Also present were Board Attorney Ms. Kelly Carey, Board Planner, Mr. Ricci and Board Engineer, Craig Herman(Maser Consulting).

4. Minutes

Member First made a motion to approve the April 30, 2014 minutes with the change on page 5, seconded by Member Schueler. Vote: All in Favor. Minutes approved.

Chairperson Galida made an announcement to the public that the Board is looking to form a subcommittee to review Ordinances 1836 and 1837.

Chairperson Galida, Member DiMura and Member Woska volunteered to be on the subcommittee and meet with the Business association.

Member DiMura offered to contact the Treasurer of the Middlesex Borough Business Association for a meeting date.

The Planning Board will discuss Ordinances 1836 and 1837 on June 25, 2014.

5. Old Business

P2014-04

Stewart Robel

205 Runyon Ave.

Block 262 Lot 42

Member DiMura made a motion to approve the subdivision with the terms defined by the Resolution, seconded by Member Schueler. Vote: Chairperson Galida- yes, Member Green- yes, Member Schueler- yes, Member DiMura-yes, Member Corley-yes, Member First- yes, Member Woska-yes, Member Ryan-yes. Motion approved.

P2014-01

900 South Ave LLC.

900 South Ave.

Block 269 Lot 1

Member DiMura expressed his concern about approving the site plan and would like the applicant to pave the site and questioned if the Board could hold off on memorializing the resolution.

Ms. Carey advised the Board that the approval was already granted at the previous meeting.

Member Schueler made a motion to approve the site plan with the terms defined in the Resolution, seconded by Member Corley. Vote: Member Galida- yes, Member Green-yes, Member Schueler-yes, Member DiMura-no, Member Corley-yes, Member First-no, Member Woska-yes. Motion approved.

6. New Business

P2014-02

219 Greenbrook Rd LLC

412 Drake Ave.

Block 338 Lot 5 & 17

Mr. Whitelaw stated that he is representing the applicant 219 Greenbrook Rd. LLC.

Ms. Carey duly swore in Mr. Gazzale of Fisk Associates.

The Board accepts Mr. Gazzale credentials having been in front of this Board on numerous occasions.

Mr. Gazzale started the review of Maser Engineering letter date April 8, 2014.

Mr. Gazzale stated that the property is:

- located in Block 338 Lots 5 & 17.
- 13,980 sq. ft. of vacant property and the 2 lots combined have approximately 29,600 sq. ft.
- located in the R60A zone and is not located in the flood zone.
- Has no curbs or sidewalks along the Drake Ave side.
- current house located on Lot 5, Block 338 will be demolished and subdivided into 4 lots, shown on sheet 1 of the plans.

Mr. Gazzale stated that there will be a drainage system of perforated pipes and the roof area will lead to individual dry wells.

Mr. Gazzale stated that there would be 33 trees removed and extensive re-grading done, each lot would have 2 shade trees for a total of 8 trees.

Mr. Gazzale stated that the builder would make a contribution to the tree fund.

Mr. Gazzales stated that the current well on the property meets the requirements, there would be an additional well and public water on the other lots.

Chairperson Galida asked about the proposed drainage along the property line.

Mr. Gazzale stated that the pipes would be in the easement to the Borough, hooks up to Cedar Ave.

Member DiMura asked if this would cause an issue at Cedar Ave with the Cedar Ave storm drain.

Mr. Gazzale explained the drywell and the perforated pipes would have less water going into the ground.

Chairperson Galida asked if there is any ponding of water on this property.

Mr. Gazzale stated that the soil is rated an 8.

Member Schueler asked if the drainage system would gather water or disperse.

Mr. Gazzale described the water runoff system.

The Board then reviewed the Engineering letter from Maser Consulting (Mr. Venezia).

Mr. Gazzale stated that there were no variance or design waivers requested.

The applicant will comply with the map filing.

Mr. Gazzale addressed comment #1 concerning driveway access, there will be an area to back up so vehicles can exit forward onto Voorhees Ave.

Mr. Gazzale addressed comment #2 concerning the shape of lot 17.01, there will be architect drawings specifically for this house.

Mr. Gazzale addressed comment#3 concerning the 4ft easement for the sidewalk.

Mr. Gazzale will add to the plan request for spot grades.

Mr. Gazzale demonstrated that there will be adequate parking addressing comment #5.

Mr. Gazzale addressed comment #6 in regards to drainage lines, there will be an easement for maintenance.

Mr. Gazzale previously addressed comment #7 through testimony regarding storm water.

Mr. Gazzale addressed comment #8 by providing well test results that were included, the well meets benchmark criteria but not for pH.

Mr. Gazzale addressed comment #9 in regarding to the number of trees to be removed; 33 trees will be removed with a \$9,900 contribution to the Tree Replacement Fund.

Mr. Gazzale agreed with comment#10, the applicant will post performance bonds for improvements.

Mr. Gazzale stated the applicant will comply with Freehold Soil Conservation.

Mr. Gazzale stated the applicant will comply with obtaining the proper Building and Stormwater Control Permits from the Borough.

Mr. Gazzale state the applicant will comply with comment #13 and make a contribution to the Tree Replacement Fund.

Chairperson Galida had questions pertaining to waterproofing of basements and also water service for these houses.

Mr. Gazzale stated that the builder would be waterproofing the basements and that lot 5.02 has an existing well, Lo5.01 would have a new well, and the other lots would have city water.

Chairperson Galida suggested that new construction be connected to water service not wells.

Member Schueler commented regarding the amount of trees to be cut down.

Mr. Gazzale stated to comply with sidewalk ordinance and police comments for site triangle easement trees would need to be removed.

Mr. Ricci stated that the site triangle used should be based on the AASHTO (American Association of State Highway and Transportation Officials) standards.

Mr. Herman stated that the AASHTO standards for the site triangle should be used.

The Board discussed placing the sidewalks on the property versus saving trees.

The Board started to review the Planner's Report dated March 19, 2014.

Mr. Gazzale addressed comment 4a, that no variances are required.

Mr. Gazzale addressed comment 4b, stating that he had no information on lot 17, if there ever had been a structure on lot 17.

Mr. Gazzale stated that comment 4C dealt with bulk requirements.

Mr. Gazzale stated that comment 4d, regarding the style of the houses would be similar to drawings provided.

Mr. Gazzale stated that comments 4e and 4f deal with the tree issue, 4g deals with the sidewalks proposed.

Mr. Ricci stated that comment 4h , that vehicles should not be backing out of the driveway on Voorhees Ave.

Mr. Gazzale stated that comment 4i, dealt with the site triangle.

Mr. Gazzale stated that comment 4j, addressed the correction of the bulk table.

Chairperson Galida opened the meeting to the public for questions directed at the professionals.

Mr. Riley, 430 Voorhees Ave questioned the 33 trees being removed, the tons of dirt being disturbed, water and drainage issues, distance to Cedar Ave.

Mr. Ricci asked Mr. Riley if he would like to see the trees preserved.

Mr. Riley stated that yes he would.

Andy Gonda, 349 Drake Ave, questioned which Oak trees would be taken down.

Mr. Gazzale stated which oak trees would be removed.

Andy Gonda, 349 Drake Ave, questioned the grading of the property and the concern with trees being taken down, stated that he has water in his basement, questioned which storm drains would be tied into.

Mr. Gazzale stated that would be tied into the one on Farragut Ave.

Mr. Riley, 430 Voorhees Ave. questioned where the driveways were located on Cedar Ave. and urged the members to drive by the site.

Mr. Gazzale explained where the driveways were located and explained the turn out area so vehicles could exit head on.

Chairperson Galida closed the public portion for questions to the professionals.

Mr. Herman, Planning Board Engineer made a suggestion to finish the sidewalk on the other side of the block and save some of the trees along Cedar Ave.

Mr. Herman stated using the AASHTO site triangle would be better than just using the local guidelines.

Board Members questioned the drainage, drywell for these properties and basement waterproofing.

Ms. Carey duly swore in Mr. Ronald Snyder .

Mr. Snyder explained to the Board how the basement would be waterproofed, there would be a sump pump and a drywell.

Mr. Snyder also explained the trench with the perforated pipe system along the property line.

Mr. Herman asked if this would be a town maintenance responsibility.

Chairperson Galida asked Member Schueler if he would be able to bring this to the Council's attention.

Board Members questioned if this would be bringing more water into the drainage system.

Mr. Herman state that the drywells should help to lessen the water going into the drainage system.

Chairperson Galida opened the meeting to the public for comments on this application.

Andy Gonda, 349 Drake Ave, stated his concerns with the drainage and having the drainage lead to the corner intersection.

James Breslin 347 Drake Ave, stated his concerns about the impact on the neighbors properties and the storm water runoff, also concerned if the well water pressure would be affected.

Andy Gonda, 349 Drake Ave asked if the builder would be repaving Drake Ave after the project is finished and was concerned the street would be left torn up.

Mr. Gazzale stated that the builder would not be totally repaving Drake Ave.

Ms. Carey addressed Mr. Gonda's concern and stated that the applicant would have to post performance bonds.

Mr. Riley, 430 Voorhees Ave stated that 33 trees is a lot of trees to be taken down and asked members to drive past the site.

Chairperson Galida tabled the application to the June 25, 2014 meeting so that the applicant can address the tree issue, AASHTO site triangle and resubmit plans.

Board Members were in favor of keeping more trees, moving the sidewalk to Drake Ave from Cedar Ave and a turnaround driveway in lot 17.01

Member Ryan questioned the size pipe connecting at Voorhees and Cedar Ave.

The applicant will return to the Board on June 25, 2014 with revisions to the plans.

P2014-03
TCAT Properties
294 Lincoln Blvd
Block 340 Lot 3.01

Robert Gaccione, Esq. stated he would be representing the applicant Todd Maino of TCAT properties.

Mr. Gaccione stated that Mr. Maino is proposing 9,100 sq. ft Dollar General retail store.

Ms. Carey duly swore in Todd Maino, 42 Colts Bain Lane, commercial developer.

Mr. Maino stated that TCAT Properties has a contingent sale on the property if approval is granted.

Mr. Gaccione stated that Mr. Maino proposes building a 9,100sq ft. Dollar General and 2,000 existing building, remove fence and have a cross easement with the property next door that holds the Doggie Bow Wow, Pet Supply Store, Gym and Tutor facility.

Mr. Gaccione stated the Mr. Maino acquired the old Permseal Building in 2008.

Mr. Maino stated that the current 2,000 sq. ft. building was used as crane company, and bus company, and now is vacant.

Mr. Maino stated the proposed hours of the Dollar General would be 9am to 9pm/10pm and would be open 7 days a week.

Mr. Maino stated that the Sunday hours would be 9am to 8pm.

Mr. Maino stated that there would be between 2- 4 employees per shift.

Mr. Maino stated that deliveries would be 2 times a week.

Mr. Maino stated that he has a No Further Action Letter from DEP.

Chairperson Galida questioned what the site had been investigated for.

Mr. Maino addressed the Board in regards to the Chairperson question and will provide the Board with the No Further Action Letter.

Ms. Carey duly swore in Mr. James Woods, 54 Horshill Rd, Cedar Knolls of Omland Engineering.

Mr. Woods stated his credentials and experience as a Civil Engineer.

The Board accepted his credentials as an expert in Engineering.

Mr. Woods stated that the site plan included a 2,000 sq. ft. existing building in the western corner of the property and a proposed 9,100 sq. ft. for a Dollar General store.

Mr. Woods stated that there would be 57 parking spaces in front of the proposed building.

Mr. Woods stated the drainage for the current site and the improvements that would be made; there will be an increase in impervious coverage but the drainage plan will reduce runoff.

Mr. Woods stated that the applicant has applied to NJ DEP for necessary approvals and that this agency has reviewed the drainage plans.

Mr. Woods described the lighting in the parking lot and there will be a cross easement between Mr. Maino's properties for egress and parking.

Mr. Woods described the lighting plans in the parking lot and along the building using sheet 6 of 10 in the site plans.

Mr. Woods stated in the landscaping plan there would be 33 trees planted consisting of ornamental, shade and evergreens.

Mr. Woods stated that the 57 parking spaces would be located in front of the store, the applicant is asking for a design waiver on the width of the parking spot.

The applicant is proposing 9 x 18 parking spaces instead of 10 x 19.

Mr. Woods stated the dumpster would be located in the south west corner on a 16 x 11 pad with an enclosure.

Mr. Woods stated that there is loading dock in the south west corner of the lot.

The Board started to review the Engineering Report from Maser Consulting dated April 4, 2014.

Mr. Woods stated that comment #1 regarding parking was addressed through testimony there will be 57 parking spaces and the mislabeling in plans was corrected in the revised plans.

Mr. Woods addressed comment #2 stating there will be an easement agreement for parking between Mr. Maino's two properties if approved.

Mr. Woods addressed comment#3 stating that is current signage on Mr. Maino's other property for circulation therefore no new signage is proposed.

Mr. Woods addressed comment#4 regarding turning for trucks(WB67 delivery truck, garbage and fire) with the turning template.

Member Schueler questioned the height of the proposed building pertaining to fire trucks.

Mr. Woods stated that it is a one story building.

Mr. Woods addressed comment #7 with regards to the sidewalk, the applicant needs to obtain approval from the County since Lincoln Blvd is a county road and a change might be needed to satisfy the County.

Mr. Woods addressed comment #8 and #9 stating that revised plans were submitted to address these comments.

Mr. Gaccione stated that the architect would address comment #10.

The Board then reviewed the grading and drainage comments from Maser Engineering Report.

Mr. Woods addressed comment #1 regarding a Flood Hazard Area Permit stating the applicant has submitted the applicant to NJDEP.

Mr. Woods addressed comment #2 stating the applicant is connecting to the Middlesex Borough Sewer Lines and the plans have been revised to reflect this.

Mr. Gaccione addressed comment #3 stating the applicant will comply with the valve that Maser Consulting is asking for.

Mr. Woods addressed comment #4 through earlier testimony.

Mr. Woods addressed comment#5 with providing a survey entered as Exhibit A1, showing sanitary sewer lines and provided testimony.

Mr. Woods addressed comment#7 &8, applicant is proposing a reducer(fitting) stating this will not affect maintenance and provided testimony.

Mr. Woods addressed comment#9, stating the NJDEP has approved the Storm Water Management System with the reducers.

Mr. Woods addressed comment #10 stating the applicant will comply with this request.

Mr. Woods addressed comment#11 regarding the depth of groundwater, he will submit this information to the Board Engineer.

Mr. Woods addressed comment #12 regarding roof leader detail, applicant will comply.

Mr. Woods addressed comment#13 regarding the responsible individual for the Storm Water Management, at the appropriate time the name will be given

Mr. Woods addressed Lighting and Landscaping comments stating that the plans were revised based on these 3 comments and testimony earlier reflected this.

The Board started the review of Mr. Ricci's letter dated April 17, 2014.

Mr. Woods addressed comment of why this property has been selected.

Mr. Woods previously addressed comment #d1 through testimony.

Mr. Woods addressed comment# d3 & 4, regarding parallel parking spaces using Exhibit A2(color version of sheet 3 of 6 in site plan) allowing for more greenspace.

Mr. Woods addressed comment#5 regarding the sidewalk.

Mr. Woods addressed comments 1-4 regarding landscape fencing.

Mr. Ricci stated since the plans were revised comment #1 could be disregarded.

Mr. Woods stated that there would be very little tree removal and would comply with Tree Removal Ordinance.

Mr. Ricci questioned the current fence condition.

Mr. Woods stated that he was unclear of the condition, the applicant will upgrade any parts of fence as necessary.

Mr. Woods addressed comment #4, the site plan will be modified to conform with these suggestions except for 4e.

Mr. Ricci agreed that the applicant had made sufficient changes to the landscape plan from the original plan.

Mr. Woods commented on the signage and referred to sheet 8 out of 10 in the site plan as to the dimensions.

Mr. Ricci questioned the 2,000 sq. ft. building that if not a retail space it would change the parking requirements.

Mr. Gaccione stated that if it did not comply the applicant would need to return to the Board.

Chairperson Galida questioned the signs on the Dollar General.

Mr. Woods gave the details and dimensions of the sign using sheet 8 of 10.

Chairperson Galida questioned the hours that the sign would be lit.

Mr. Maino stated that he would coordinate the Dollar General sign to coordinate with his other location to turn off at 11pm, then just have security lighting on.

Member Schueler questioned the sewer line and connection with Piscataway.

Mr. Woods stated the plans were revised and the applicant is connecting to the Middlesex sewer line.

Member Corley questioned where the shopping carts would be kept.

Mr. Maino stated that they would be kept inside the Dollar General.

Ms. Carey duly swore in Jose Santos, 157 Suite 107 , Red Bank, NJ 07701.

Mr. Santos stated his education and credentials as an Architect.

The Board accepted Mr. Santos's credentials.

Mr. Santos described the existing 2,000 sq. ft. structure as having a masonry finish and in poor shape.

Mr. Santos described the proposed 9,100 sq. ft. retail building as having a sales floor, male and female restrooms and a small office.

Mr. Santos entered Exhibit A3 as a color schematic of the proposed Dollar General store, showing the exterior of the building.

Mr. Santos described the exterior finish as a light sand color, split face block, having a metal roof, having a loading dock and described the lighting on the building.

Mr. Santos stated there would be wall packs and 3 security lights on the roof.

Mr. Santos described the Dollar General sign as being 150 sq. ft. yellow and black sign.

Mr. Santos addressed page 4 of Mr. Ricci's comments - Architect/Layout/Design/Signs.

Mr. Santos addressed comment#1 regarding the placement of the proposed Dollar General Building towards back of property to allow for parking in front of the store instead of behind the building.

Mr. Santos addressed comment#2 regarding the color of the building as being a light sand color.

Mr. Santos addressed comment#3 regarding the 2,000 sq. ft. building stating there is no tenant yet for this building.

Mr. Ricci stated his concerns to have the 2,000 sq. ft building be finished on all 4 sides and have a unified theme.

Mr. Santos addressed comment#10 from Maser Engineering Report regarding satellite dish choosing to have a roof top mounted unit because it is less obtrusive.

Mr. Santos stated that the air conditioning and heat units would be located in the rear of the building on a concrete pad.

Chairperson Galida questioned the lighting on the roof and the affect on the residential neighborhood.

Mr. Herman stated would have to see the lighting specifications on the plans to see if would affect the neighbors.

Member Ryan questioned what products are sold in a Dollar General.

Mr. Maino stated a variety of items but no alcohol.

Member Ryan questioned the use of the 2,000 sq. ft. building.

Mr. Maino stated his reasons for getting site plan approval for the property with Dollar General is to make the current building more marketable, sale is contingent on Board approval.

The Board discussed concerns with the security lighting and lighting on the plan and illumination levels that could affect residential area.

The Board discussed concerns with the current building appearance.

Mr. Maino addressed concerns with current building and stated won't leave building in its current condition.

Chairperson Galida opened the meeting to the public for questions on this application, there being no public comments or questions, closed the public portion of the meeting on this application.

Chairperson Galida asked that the applicant return with a revised lighting plan.

Mr. Gaccione asked for an approval of the application with having a condition of the professionals approving the lighting plan and explained the time constraints for closing sale on the property.

Chairperson Galida encouraged members to visit the site.

The applicant and Board agreed to a special meeting on May 28, 2014 for applicant to return with the revised lighting plan.

Chairperson Galida opened the meeting to the public.

Amalio Armenti, 147 Mountain Ave, Warren asked if his application had been approved.

Ms. Carey stated that he had been approved.

There being no further business Member DiMura made a motion to adjourn the meeting at 11:04pm, seconded by Member Green. Vote: All in favor. Meeting adjourned.

Secretary

Clerk