

Ronald G. Rios
Freeholder Director

Kenneth Armwood
Deputy Director

Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Shanti Narra
Charles E. Tomaro
Freeholders



DEPARTMENT OF TRANSPORTATION

Office of Planning
Division of Development Review

Charles Kenny
*Chairperson,
Transportation*

John A. Pulomena
County Administrator

Solomon Caviness
Department Head

Matthew Vaughn
Chairman, Planning Board

Brenda L. Bleacher
Secretary, Planning Board

Steven D. Cahn, Esq.
Counsel, Planning Board

Douglas J. Greenfeld, AICP/PP
Director

February 18, 2020

Ms. Karen Wick, Planning Board & Zoning Board Clerk
Borough of Middlesex Planning Board
1200 Mountain Ave.
Middlesex, NJ 08846

Re: Middlesex Borough Warehouse Project
Planning Board File# MX-SP-101

Dear Ms. Wick:

On January 14, 2020, the Development Review Committee of the Middlesex County Planning Board reviewed and required conditions for the site plan application entitled, "Middlesex Borough Warehouse Project, Preliminary and Final Site Plan Application, Block No. 353, Lots No. 1.01 and 1.02, Borough of Middlesex, Middlesex County, New Jersey" Dated for September 5, 2019.

This Site Plan is subject to compliance by the Applicant with the procedures and requirements of the Middlesex County Site Plan Review Resolution and the following:

1. Submission to this office of a new application form and fee following our formal submission process showing conformance to the following sections of the Site Plan Review Resolution :

Section 11-6 Site Plan Details

- (L) All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Planning Development Review Page of the Middlesex County Website for links to the current details.



- (M) A Dedication of Right-of-Way with sufficient clearance to house the existing and required improvements with a 2'-5' buffer up to the property line along the Applicant's frontage of River Road County Route # 622 must be indicated on revised plans. This Dedication is in accordance with the Middlesex County Master Plan Right-of-Way Element which indicates the maximum half-width for this section of County Road to be 44 feet.
- (P) The survey and site plan indicate more than adequate room within the existing right-of-way for the proposed improvements so that same will not encroach on private property.

From the above it appears that the submitted survey is adequate for this application and is acceptable. If possible, it would be helpful for future reference for road maintenance to have boundary markers placed (by the applicant) along River Road County Route # 622 at the intersection of Baekeland Avenue, the common corner of Lots 1.01 & 1.02 and the most southerly corner of Lot 1.01 at the angle point in River Road.

Section 11-7 Design Standards

.4 Driveway:

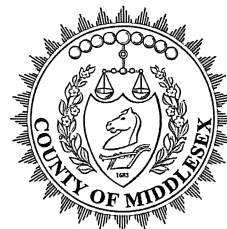
Sight Distance at the proposed driveway along River Road County Route # 622 must be provided in accordance with AASHTO Standards. A signed and sealed certification from the Applicant's Engineer must be provided.

.7 Sidewalk:

Please Note:

The Cross-Slope of the Sidewalk must be less than or equal to 2% to meet ADA Standards.

It is recommended that the Applicant's Engineer consult the Public Right-of-Way Accessibility Guidelines (PROWAG) for further details.



.8 Curbing:

The County Standard Curbing must be installed along the entire frontage of River Road County Route #622.

Any existing Curbing along the frontage of River Road County Route # 622 that is in disrepair must be reconstructed.

ADA Compliant Curb Ramps must be installed at the proposed Driveways along River Road County Route # 622 and.

Two additional ADA Curb Ramps must be installed at the intersection of Baekeland Avenue crossing River Road County Route # 622. This must be indicated on revised plans.

It is recommended that the Applicant's Engineer consult the Public Right-of-Way Accessibility Guidelines (PROWAG) for further details.

.11 Drainage:

The proposed Detention Basin must incorporate a Concrete Low Flow Channel to reduce potential mosquito control problems. This must be indicated on revised plans.

The Emergency Spillway must be redirected away from the County Road. This must be indicated on revised plans.

Restrictive Covenant Language must be indicated on revised plans.

The Applicant's Engineer must provide Certification that the proposed onsite drainage system will not overburden the County Drainage System.

.12 Traffic Control:

The proposed Bike Lane Striping must be designed and installed as per the current MUTCD. A certification letter must be included with the revised plan submission.

Provide striping for a 5ft. shoulder along the southbound side of River Road County Route # 622.



Please Note:

All public improvements subject to ADA compliance standards that are to be installed as a requirement of this Board must be inspected and certified by a New Jersey Professional Engineer prior to County Inspection.

The Applicant's Engineer must provide a signed and seal certification letter stating that all improvements subject to Americans with Disabilities Act (ADA) Standards have been designed and built in accordance with the current Federal ADA specifications ensuring barrier free conditions.

2. Submission to this office of a performance guarantee for acceptance by the Board of Chosen Freeholders. This guarantee is to cover the construction of required improvements along the County road. The amount of the guarantee will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.

The Applicant's engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.

Please Note:

The **Applicant or Owner** must supply the performance guarantee; **not the Contractor**.

Once a performance guarantee has been submitted and accepted, no substitutions will be considered.

“When Ownership is transferred on this project the Seller is required to notify this office, within 30 days of said transfer of property, subject to the provisions of N.J.S.A. 40:55D-53c, posting a replacement

performance guarantee subject to the same terms and conditions. Failure to do so may result in the imposition of penalties and relief set forth in N.J.S.A. 40:55D-55”.



Ms. Karen Wick, Planning Board & Zoning Board Clerk
Borough of Middlesex Planning Board
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3. A Stormwater Maintenance Agreement shall be submitted, which will be filed at the Middlesex County Clerk's Office by this office, requiring the lot owners and/or lessee occupants to maintain any drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) on the property. These agreements are to be prepared by the Applicant's attorney and are subject to review and approval by appropriate Counsel for Middlesex County. Enclosed in the Applicant's attorney's copy of this letter is language to be included in the Stormwater Maintenance Agreement. The Stormwater Maintenance Agreement, after receiving the Middlesex County Planning Board approval, will be filed at the Middlesex County Clerk's Office.

The following clause must also be placed on all revised site plans and/or final subdivision plats stating that a restriction has been filed, concerning the detention facility in favor of Middlesex County:

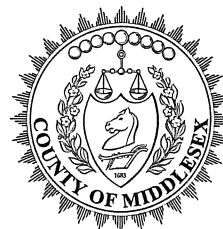
"A Stormwater Maintenance Agreement will be filed which sets forth documentation that any proposed drainage system and any and all stormwater (drainage swales/detention/retention/recharge facilities) will be adequately maintained in accordance with the standards of Middlesex County. Refer to the paragraph in the Stormwater Maintenance Agreement entitled 'Right of County of Middlesex to Maintain Drainage Basins'. Conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency."

4. A Dedication of Right-of-Way with sufficient clearance to house the existing and required improvements with a 2'-5' buffer up to the property line along the applicant's frontage of River Road County Route # 622 must be indicated on revised plans. This Dedication is in accordance with the Middlesex County Master Plan Right-of-Way Element which indicates the maximum half-width for this section of County Road to be 44 feet.

Please note that a Dedication up to the full Master Plan Right-of-way half-width may be required on future applications submitted to this Board.

To satisfy the above condition submit to this office for review and acceptance by the Board of Chosen Freeholders an original and three (3) certified to be true copies of an executed bargain and sale deed Also, three (3) copies of a metes and bounds survey map showing the dedicated land. The above documents are being submitted for approval and official acceptance by the Middlesex County Board of Chosen

Freeholders before the deed is filed by the County in the County Clerk's office. In addition, please ensure that an executed individual or corporate acknowledgment, as appropriate, is attached to the deed. **Also, after review by County Counsel and prior to filing in the County Clerk's Office a certificate of title may be required.**



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The above deed shall be submitted to this office within 90 days or April 14, 2020; otherwise, a resolution will be entertained by the Committee voiding this approval. If said deed is not forthcoming and a voiding resolution is issued, a new application form and fee following our formal submission process will have to be submitted in order to reinstate said application before this Board.

5. Submission to this office of proof that a Road Opening Permit has been obtained from the Middlesex County Office of Public Works prior to any demolition, construction or reconstruction as herein approved within the Right-of-Way and/or any specific area under Middlesex County's jurisdiction of River Road County Route # 622. Conditions 1 through 4 must be completed before a Road Opening Permit will be issued. The applicant shall apply for the permit at the Middlesex County Office of Public Works on Apple Orchard Lane in North Brunswick.

Please note that any additional work to be undertaken within the County Right-of-Way and/or any specific area under the County's jurisdiction and not referred to above, will also require a Road Opening Permit.

We respectfully request that the issuance of a Building Permit be withheld until written notification has been received from this office acknowledging the fulfillment of the above conditions.

In addition, the Committee notes the following:

1. The above approval does not in any way relieve the Applicant from constructing all improvements **in accordance with all Federal, State and Local Government regulations and design specifications.**
2. That pursuant to N.J.S.A. 40:27-1 et seq. (40:27-6.2 and 40:27-6.6), the Middlesex County Planning Board does not have the right to review and approve drainage that affects a non-County road or a drainageway, structure, pipe, culvert or facility for which the County is not responsible. Any responsibility for inadequate drainage conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency.
3. The Committee reserves the right, in the event of any future applications affecting all or any part of this site, to amend or to require additional amended or modified requirements or improvements or dedications, or to require new or amend any performance guarantees based on conditions at the time of said application or as a result of changed circumstances relevant at that time and to the then applicable County Resolutions.
4. **That prior to any and all additional work being done within the County Right-of-Way and/or any specific area under the Middlesex County's jurisdiction other than that which has been approved, the Middlesex County Office of Public Works shall be contacted.**



Ms. Karen Wick, Planning Board & Zoning Board Clerk
Borough of Middlesex Planning Board
February 18, 2020
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5. It has been determined that this application contributes material drainage to a downstream County Drainage Facility (2-C-226 River Road). However, this facility is considered to be satisfactory, and does not require a contribution at this time. In addition, please note that the Committee reserves the right to require contributions from future subdivision and site plan applications within this drainage area.

It is requested that if the municipality requires any additional revised plans other than those which are approved above, then they shall be submitted to the County for reconsideration by this Board accompanied by a new application form, and fee following our formal submission process.

Sincerely,



Jim Lentino
Principal Planner

A:mxsp101.02/jl

cc: Douglas J. Greenfeld, AICP, PP, Director of County Planning
Mrunali Shah, Assistant Engineer, Office of Engineering
Terence Vogt, Remington Vernick & Vena, Borough Engineer
Robert Bucco, Jr., Najarian Associates, Zoning Board/Planning Board Engineer
Michael Cole, Cole and Associates, Zoning Board Planner
Paul Ricci, Ricci Planning Board & Borough Planner
Anthony Alfano, Construction Official
Barrie Palumbo, Zoning Officer
Andrew Galida, Planning Board Chairman
Anthony Thompson, Acting Zoning Board Chairman
Joan Dowling, Zoning Board Attorney
Arvin Aithal, Bob Smith & Associates, Borough Attorney
RG Middlesex, LLC, Applicant
Richard Goldman, Applicant's Attorney
Richard Burrow, Applicant's Engineer



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MX-SP-101

Applicant: RG Middlesex LLC, 92 Headquarters Plaza, 9th Floor, Morristown, NJ 07960

Name of Application: "Middlesex Borough Warehouse Project, Preliminary and Final Site Plan Application, Block No. 353, Lots No. 1.01 and 1.02, Borough of Middlesex, Middlesex County, New Jersey" Dated for September 5, 2019


WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , January 14, 2020, and;

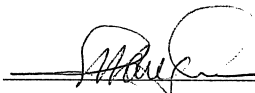
WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.



STEVEN D. CAHN, Esq.
County Planning Board Counsel



MATTHEW VAUGHN Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: January 14, 2020

DATE EXECUTED: January 14, 2020

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Armwood
Charles Kenny
Leslie Koppel
Shanti Narra
Blanquita B. Valenti
Freeholders



DEPARTMENT OF INFRASTRUCTURE MANAGEMENT

Office of Planning
Division of Development Review

Charles Kenny
*Chairperson,
Infrastructure Management*

John A. Pulomena
County Administrator

Khalid Anjum
Department Head

Matthew Vaughn
Chairman, Planning Board

Brenda L. Bleacher
Secretary, Planning Board

Steven D. Cahn, Esq.
Counsel, Planning Board

George M. Ververides, P.P., A.I.C.P.
Director

January 7, 2020

Ms. Karen Wick, Planning Board & Zoning Board Clerk
Borough of Middlesex Planning Board
1200 Mountain Ave.
Middlesex, NJ 08846

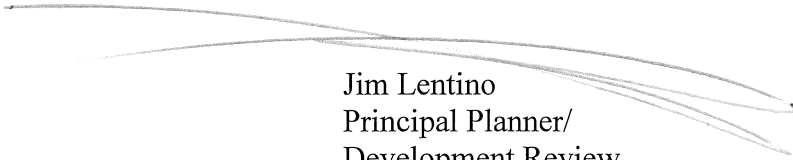
Re: Middlesex Borough Warehouse Project
Planning Board File #MX-SP-101

Dear Ms. Wick:

This is to confirm that the Development Review Committee of the Middlesex County Planning Board considered, and agreed to an extension to the review period for the above-referenced application entitled "Middlesex Borough Warehouse Project, Preliminary and Final Site Plan Application, Block No. 353, Lots No. 101 and 1.02, Borough of Middlesex, Middlesex County, New Jersey" and dated September 5, 2019, until the meeting of January 14, 2020.

In addition, the Committee notes that if plans are submitted with substantial revisions, that these revised plans shall be considered a new submittal.

Sincerely,



Jim Lentino
Principal Planner/
Development Review
For
George M. Ververides
Director of County Planning

GMV:JL:bb
Encl./A:mxsp101.011



Ms. Karen Wick, Planning Board & Zoning Board Clerk
Borough of Middlesex Planning Board
January 7, 2020
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cc: Terence Vogt, Remington Vernick & Vena, Borough Engineer
Robert Bucco, Jr., Najarian Associates, Zoning Board/Planning Board Engineer
Michael Cole, Cole and Associates, Zoning Board Planner
Paul Ricci, Ricci Planning Board & Borough Planner
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Joan Dowling, Zoning Board Attorney
Arvin Aithal, Bob Smith & Associates, Borough Attorney
RG Middlesex, LLC, Applicant
Richard Goldman, Esq., Applicant's Attorney
Richard Burrow, Applicant's Engineer



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # MX-SP-101 **Type** Extension
Date of Action December 10, 2019

Applicant: RG Middlesex LLC, 92 Headquarters Plaza, 9th Floor, Morristown, NJ 07960

Title Block of Application: "Middlesex Borough Warehouse Project, Preliminary and Final Site Plan Application, Block No. 353, Lots No. 1.01 and 1.02, Borough of Middlesex, Middlesex County, New Jersey" Dated for September 5, 2019

Proposed Land Use: Warehouse

Staff Recommendation: Grant Applicant's Request for an Extension to the January 14, 2020 Development Review Committee Meeting

I. Revised Plans and Resolution Deficiencies

- A. Section 11-6 Site Plan Details _____
- B. Section 11-7 Design Standards _____
- C. Other _____

II. Performance Guarantee

Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ _____

III. Drainage

Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ _____
Downstream County Drainage Facility: River Rd. (CR-622) #2-C-228

IV. Receipt of a Municipal Drainage Report _____

V. Agreements

- A. Stormwater Maintenance Agreement _____
- B. Developer's Agreement _____
- C. Future Improvements Agreement _____
- D. Sight Triangle Agreement _____

VI. Dedication and Reservations of County Road Right-Of-Way

Distance From Centerline _____	Total Square Feet _____
Length of Dedication _____	Width of Dedication _____
Length of Easement _____	Width of Easement _____
Pavement Width _____	Date Deed Is Due _____

VII. Road Opening Permit

County Road Name and # River Rd. (CR 622)
Non-County Road Name _____
Linear Feet of Frontage _____
Linear Feet of New Street _____ # of New Driveways _____

VIII. Approvals and Other Considerations

- | | |
|----------------|----------------|
| A. MCMEC _____ | C. NJDOT _____ |
| B. NJDEP _____ | D. D&RCC _____ |

Planning Area <u>N/A</u>	Fee Submitted <u>\$20,000.00</u>
Revised <u>No</u>	Existing # of lots <u>2</u>
Received <u>10/31/19</u>	# of New Lots <u>0</u>
Number of Extensions <u>0</u>	Dwelling Units <u>N/A</u>
Total Acres <u>30.30</u>	Existing Parking Spaces <u>430</u>
Acres of Open Space <u>N/A</u>	Proposed Parking Spaces <u>341</u>
Census Tract # <u>1</u>	Proposed Impervious Coverage <u>820,958</u>
Zone <u>IND</u>	SQ. FT. Existing Building <u>N/A</u>
Block # <u>353</u>	SQ. FT. Proposed Building <u>400,000</u>
Lot # <u>1.01,1.02</u>	Land Use <u>Industrial</u>
Plans Prepared By <u>Richard Burrow P.E.</u>	Land Use Type <u>Warehouse</u>

Approval _____	Disapproval _____
Conditional Approval _____	Review _____
Void _____	Reconsideration _____
Withdrawal _____	Deed Extension _____

Planning Board Staff Jim Lentino, Principal Planner

Engineering Department Staff [Signature]
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # MX-SP-101

Applicant: RG Middlesex LLC, 92 Headquarters Plaza, 9th Floor, Morristown, NJ 07960

Name of Application: "Middlesex Borough Warehouse Project, Preliminary and Final Site Plan Application, Block No. 353, Lots No. 1.01 and 1.02, Borough of Middlesex, Middlesex County, New Jersey" Dated for September 5, 2019

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WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , December 10, 2019, and;


WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.



STEVEN D. CAHN, Esq.
County Planning Board Counsel



MATTHEW VAUGHN Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Subdivision and Site Plan Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: December 10, 2019
DATE EXECUTED: December 10, 2019