

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
August 20, 2015**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:32p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Swearing in of New Member

Ms. Carey duly swore in new Planning Board Member, John Anello.

4. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, John Sweeney, John Anello, Jeff First, and Paul Woska.

Also in attendance were: Board Attorney, Ms. Kelly Carey
Board Planner, Mr. Paul Ricci
Board Engineer, Mr. Bob Bucco Jr.

5. Minutes

Member Lowande made a motion to approve the July 8, 2015 meeting minutes, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida- yes, Member Green-yes, Member Sweeney- yes, Member Anello-abstain, Member First-yes, Member Woska- yes. Motion passed.

6. New Business

P2015-08

Amend site plan

150 Lincoln Blvd. Urban Renewal

146-150 Lincoln Blvd.

Block 348 Lot 1.02 & 1.03

Mr. Vignuolo from Clarkin and Vignuolo P.C will be representing 150 Lincoln Blvd Urban Renewal.

Mr. Vignuolo stated that the previous landscape plan was approved in 2011.

Ms. Carey duly swore in Mr. John Olivo, Landscape Architect.

Mr. Olivo stated his education and credentials.

The Board accepted Mr. Olivo as an expert witness.

Mr. Olivo explained the landscape plan showing the southern and westerly sides of the property would have bamboo.

Mr. Olivo explained the HDPE liner that would be used to contain aggressive affects of bamboo.

Mr. Olivo stated that bamboo is considered a large grass and the most important control is the maintenance so there is no seed dispersal.

Mr. Olivo stated that there is a high density barrier from the 6ft wall and the report detail shows the 36 inches and the curb line is 4 inches.

Chairperson Galida asked about the construction of the wall.

Mr. Bucco answered Chairperson Galida questions regarding the construction of the wall.

Member Anello asked about the location of the wall in conjunction to the property line.

Member Lowande asked about the differences of two types of bamboo.

Mr. Olivo stated that the clumping bamboo is less robust and the running bamboo is an aggressive tough plant that can be planted at 15 to 20 ft height to provide screening to 25 to 30 ft.

Ms. Carey duly swore in Massimo Pinelli, principle owner of 150 Lincoln Blvd. Urban Renewal.

Mr. Pinelli explained the building layout with the courtyard on the property and that it is located across from a property with large storage tanks.

Mr. Pinelli explained that running bamboo will be an instant screen of a dense, tall green wall grass.

Mr. Ricci asked about the need for water and how would extreme weather conditions affect the bamboo.

Mr. Bucco asked about the life of the HDPE barrier and if the concrete would be upheaved from the roots.

Mr. Bucco asked about the difference between the running vs. clumping bamboo.

Mr. Olivo stated the differences between the two bamboos and the applicant's preference to use the running bamboo.

The Board reviewed the Engineers's report and the Planner's report.

Mr. Ricci stated that the applicant has already changed the landscape plan by using traditional plantings on the easterly side.

The Board questioned the root depth of the bamboo.

Member Sweeney asked about the HDPE barrier's construction and also questioned the use of bamboo on the westerly side of the property.

Member Lowande questioned the height of the bamboo and also if a bucket truck would be needed in the maintenance of the bamboo. He stated that the running bamboo seemed to be more of a problem.

Chairperson Galida opened the meeting to the public, there being no public questions at this time he closed the public portion for questions.

Mr. Bucco stated that he still recommends the clumping bamboo if the Board allows bamboo to be used.

Mr. Ricci recommended a performance bond regarding maintenance of the bamboo.

Mr. Vignuolo recommended a maintenance agreement and a maintenance plan with inspections by the Borough.

Member Lowande questioned if an irrigation system was needed.

Member Anello stated that if the applicant does not maintain the bamboo then the Borough would have to undertake a lengthy process to fix it.

Board Members commented that the storage tanks across from the property were there when the applicant bought his property.

The Board discussed a deed restriction on the property to ensure that the bamboo was properly maintained.

Member Anello stated that he was not in favor of having the applicant use bamboo on the westerly side of the property, just on the Conrail side of the property. He was also concerned with the depth of the HDPE liner so that the roots did not penetrate through the liner.

Member Lowande stated that he would recommend the applicant use the clumping bamboo only along the Conrail side of the property.

Chairperson Galida stated that he wanted the applicant to use traditional plantings along the westerly side of the property.

Member Green stated that he would recommend the clumping bamboo.

Member Sweeney stated that he would recommend the clumping bamboo.

The applicant stated that he would plant traditional plantings on the westerly side of the property but wanted to use the running bamboo on the south side of the property to provide the screening.

Chairperson Galida opened the meeting to the public.

Dave Ianniello, 103 Egel Ave questioned the diameter of the base of the bamboo and the space in which it was to be planted, he questioned the curb height, if the plant will stay rooted and if the bamboo would weaken the asphalt.

The applicant and Mr. Olivo addressed Mr. Ianniello questions.

Chairperson Galida closed the public portion of the meeting.

Chairperson Galida stated that he was not in favor of using bamboo.

Member Anello made a motion to approve using running bamboo on the southerly side of the property only with the deeper HDPE barrier, having the applicant plant traditional plants on the eastern and western sides of the property, having a conservation deed easement to ensure the maintenance of the bamboo and keep the plantings within the property limits, seconded by Member Woska. Vote: Member Lowande-yes, Chairperson Galida- no, Member Green-yes, Member Sweeney-yes, Member Anello-yes, Member First-no, Member Woska-yes. Motion passed.

7. Correspondence

The Board received a DEP Notice regarding a Baekeland Ave property.

8. Board Member Comments

There were no board comments at this time.

There being no further business Member Lowande made a motion to adjourn the meeting at 9:22pm,seconded by Member Anello. Vote: All in favor. Meeting adjourned.

Secretary

Planning Board Clerk