

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
September 10, 2014**

1. Call to Order

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

2. Open Public Meeting Act Statement

Chairperson Andy Galida read the Open Public Meeting Act Statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, Ron DiMura, Patrick Corley, Mayor Dobies, Paul Woska.

Also present were Board Redevelopment Attorney Mr. Albert Cruz, Paul Ricci of Ricci Planning.

4. Minutes

Member Lowande made a motion to accept the July 9, 2014 meeting minutes, seconded by Member Schueler: Vote: Member Lowande- yes, Chairperson Galida- yes, Member Green -yes, Member Schueler- yes, Member DiMura- yes, Member Corley- yes, Mayor Dobies- abstain, Member Woska- yes. Motion passed.

5. New Business

**Presentation of Redevelopment Study and Preliminary Investigation Report
Lincoln Blvd- Phase II**

Public Hearing on Preliminary Investigation Report on Lincoln Blvd- Phase II

Mr. Albert Cruz stated the purpose of the meeting was to hear the presentation done by Mr. Ricci, and entered the Affidavit of Service as Exhibit A1.

Mr. Cruz explained that the Borough Council had requested the Planning Board study Phase II area to see if it was in need of Non- Condemnation Redevelopment, that the Borough would not be using eminent domain on these properties.

Mr. Cruz explained that the Planning Board would recommend to the Borough Council if these properties of Phase II study meet any, all, or some of the criteria.

Mr. Cruz stated that at the meeting tonight the only question is whether to make a recommendation that the Phase II study area meet the criteria or not.

Mr. Cruz explained that once this step is done, the next step is to revise the Redevelopment Plan which is typically done by a town's council or planning board.

Mr. Cruz duly swore in Mr. Paul Ricci.

Mr. Ricci stated his qualifications and credentials to the Planning Board.

The Board accepted Mr. Ricci's qualifications.

Mr. Ricci entered as Exhibit A2 Phase II Study Area Plan and the Phase II Study was entered as Exhibit A3.

Mr. Ricci stated that conducting the study was the first step in the process, this plan does not impact the zoning for this area, and the Borough is not using condemnation.

Mr. Ricci referred to page 4 in the summary report as the page that shows the entire area of properties in the study, page 5 was a color page of Phase II properties.

Mr. Ricci stated that there had been little interest in the current Redevelopment Plan.

Mr. Ricci stated that this Phase II area had 89 acres, 100 properties, 20 vacant properties, 21 industrial properties.

Mr. Ricci stated the criteria that he used for rating the properties.

- A. Deterioration
- B. Abandonment
- C. Public and Private owned vacant land
- D. Obsolete site plan
- E. Underutilized or stalled
- F. Fire or natural disaster

G. Urban Enterprise Zone

H. Consistent with smart growth principles

Mr. Ricci gave definitions of A-H listed above, and stated that most of the properties fall within criteria H.

Mr. Ricci stated that one property met A criteria, zero properties met the B criteria, four properties met the C criteria, one property met the D criteria, all the properties met the H criteria.

Mr. Ricci explained why Block 295 Lot 51 met the D criteria (Obsolete Site Plan) stating the property has been in front of the Planning and Zoning Board numerous times and the owner continually makes changes without approval and is currently not in compliance with zoning regulations.

Mr. Ricci explained why Block 318 Lot1 met the A criteria(Deterioration) because of the incomplete garage on the property.

Mr. Ricci stated the properties that met the C criteria(Vacant Land) and that the remainder of the properties fell into the H criteria.

Mr. Cruz asked Mr. Ricci to enter Phase II Study Area Handout as Exhibit A4.

Chairperson Galida asked if any Board Members had questions for Mr. Ricci.

There being no questions from Board Members, Chairperson Galida opened the meeting to the public for questions.

Mr. Rubina 403 Lincoln Blvd asked about the traffic increase on Lincoln Blvd.

Mr. Ricci stated that there had not been a traffic study done to his knowledge.

Mr. Ulmes 549 Lincoln Blvd questioned the financial incentives.

Mr. Marvocak 128 Wood Ave questioned the use of eminent domain and also questioned who would want to buy Block 295 Lot 51 Ravioli Store.

Mr. Ricci stated that eminent domain would not be used and the owner of the Ravioli Store had gotten approvals for a restaurant.

Mr. Edward Johnson Jr, Hazelwood Ave, commented on the focus area in the Redevelopment Area.

Chairperson Galida closed the public portion of the meeting.

Mayor Dobies stated that the Borough is aware of 3 business interested in the focus area.

Member Schueler questioned the Wetlands in the Redevelopment Area.

Mr. Ricci stated that any development would have to comply with EPA guidelines.

Member Schueler made a motion to recommend to the Council that the Phase II Study Area in its entirety meets the H criteria and the other criteria that Mr. Ricci has explained, that the Area needs non condemnation Redevelopment based on that criteria, seconded by Member Lowande: Vote: Member Lowande-yes, Chairperson Galida-yes, Member Green- yes, Member Schueler-yes, Member DiMura-yes, Member Corley- yes, Mayor Dobies-yes, Member Woska-yes. Motion passed.

Member DiMura made a motion to have a 5 minutes recess at 8:34pm, seconded by Member Schueler. Vote: All in favor.

After the five minute recess, roll call was taken with the following members present: Member Lowande, Chairperson Galida, Member Green, Member Schueler, Member DiMura, Member Corely, Member Woska.

Mayor Dobies left the meeting and Member First joined the meeting.

Member First commended Mr. Ricci on the presentation and report.

6. Subcommittee Report Update Regarding Ordinance 1836 and 1837 (container ordinance)

Chairperson Galida gave a subcommittee report on the meeting that was held at the Library on July 10, 2014 with the businesses committee regarding container ordinances (1836 and 1837).

The Board requested the Planning Board Clerk get ordinances from other municipalities in preparation for the upcoming Planning meeting.

Member DiMura asked the members drive along the streets in the industrial zone.

The Board will discuss ordinance 1836 and 1837 on October 8, 2014.

Mr. Ricci stated that tentatively he would like to present Phase III on October 22, 2014.

Chairperson Galida opened the meeting to the public, there being no public, closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 9:08pm, seconded by Member Lowande. Vote: All in favor. Meeting adjourned.

Secretary

Clerk