

Ronald G. Rios  
County Commissioner Director

Shanti Narra  
County Commissioner Deputy Director

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
County Commissioners



**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

Charles Kenny  
Chairperson,  
Transportation

John A. Pulomena  
County Administrator

Solomon Caviness  
Department Head

Douglas J. Greenfeld, AICP/PP  
Planning Director

Matthew Vaughn  
Chairman

January 6, 2022

**MEETING NOTICE**  
**DEVELOPMENT REVIEW**  
**COMMITTEE**

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 *et seq.*, and the Emergency Remote Meeting Protocol for Local Public Bodies N.J.A.C. 5:39-1.1 through 1.7, this Notice announces the regularly scheduled of the Development Review Committee of the Middlesex County Planning Board scheduled for **Tuesday, January 11, 2022, at 3:00 PM** *The regularly scheduled Planning Board meeting will directly follow. This meeting is scheduled as a virtual meeting.*

\*Check the Middlesex County Planning Board webpage for updated information on how meetings will be held and for any associated call-in details:

<https://www.middlesexcountynj.gov/government/departments/department-of-transportation/office-of-planning/planning-board>

Members of the public may participate remotely by calling one of the following telephone numbers and entering the Meeting ID and Passcode, or via a direct link posted to the County website that participants can access to join the meeting directly:

Telephone Number:	Meeting ID:	Passcode:
833 548 0276	870 4464 8040	1792297665

Other Telephone number options:

- +1 301 715 8592 US (Washington D.C)
- +1 312 626 6799 US (Chicago)
- +1 929 436 2866 US (New York)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 900 6833 US (San Jose)
- 833 548 0282 US Toll-free
- 877 853 5247 US Toll-free

Zoom meeting link:

<https://middlesexcountynj.gov.zoom.us/j/87044648040?pwd=b0UybGNlZzU1M0tlnInNzRNc0ZvZz09>

The Development Review Committee of the Middlesex County Planning Board may consider and take action on agenda items and all items that may come before the Development Review Committee. The Development Review Committee of the Middlesex County Planning Board may take formal action on all matters that may come before it at the meeting. The Planning Board may amend this schedule from time to time and may call special meetings. Notice of meetings shall be provided in accordance with the Open Public Meetings Act.



The Development Review Committee of the Middlesex County Planning Board meetings include an opportunity for public comment. Any member of the public wishing to participate in the meeting can do so during the meetings public portion. Members of the public will have the ability to speak during the public portion as follows:

- Members of the public must press the raise hand icon to virtually raise their hand or, if dialed in by telephone, must press \*9 to virtually raise their hand to speak. Once you raised your handed, you will be in the queue or virtual line to speak during the public portion.
- The moderator will ask participants in the queue to unmute themselves. The phone operator will then instruct the participant to either click the unmute icon or press \*6 if joining by a telephone.
- Once unmuted, the operator will state, “you are unmuted” You can then participate in the public portion.
- When a participant yields time or the allocated 5 minutes are complete, they will be placed on unmute by the moderator.

Alternatively, members of the public who cannot attend or do not have the means to participate in the teleconference may still participate in the public meeting. The participant may submit public comments in advance of the Development Review Committee of the Middlesex County Planning Board meeting by email or in written letter form to the Secretary of the Middlesex County Planning Board at [planning@co.middlesex.nj.us](mailto:planning@co.middlesex.nj.us). All emails and written letters must be received no later than 9:00 AM of the Regularly Scheduled Development Review Committee of the Middlesex County Planning Board. Correspondence must include the participants' full name, address, and the specific matter to which comments are referenced to the record. Correspondence must include the participants' full name, address, and the specific matter to which comments are referenced to the record.

All comments received will be read and entered into the record during the Regular Development Review Committee meeting during the public comment portion. The Development Review Committee will address comments of the public that have either been provided by audio or previously submitted in writing in advance of the meeting if appropriate. A combination of both shall not exceed the 5 minute time limitation during the meeting's public comment portion.

**THIS IS NOT TO BE CONSIDERED A  
PAID NOTICE. THIS NOTICE IS FOR  
INFORMATIONAL PURPOSES ONLY.**



Ronald G. Rios  
County Commissioner Director

Shanti Narra  
County Commissioner Deputy Director

Claribel A. Azcona-Barber  
Charles Kenny  
Leslie Koppel  
Chanelle Scott McCullum  
Charles E. Tomaro  
County Commissioners



Charles Kenny  
Chairperson,  
Transportation

John A. Pulomena  
County Administrator

Solomon Caviness  
Department Head

Douglas J. Greenfeld, AICP/PP  
Planning Director

Matthew Vaughn  
Chairman

**DEPARTMENT OF TRANSPORTATION**  
Office of Planning  
Planning Board  
Development Review Committee

AGENDA

Middlesex County Planning Board  
Development Review Committee Meeting  
Tuesday, January 11, 2022, at 3:00 P.M.

**\* This meeting will be conducted as a virtual meeting using Zoom with a call-in and video option and will not be held in the Middlesex County Administration Building. The committee members and public may call the number below to conference into the meeting, or click on this link:**

<https://www.middlesexcountynj.gov/government/departments/departments-of-transportation/office-of-planning/planning-board>

Telephone No.	+1-833-548-0276
Meeting ID #	870 4464 8040
Passcode	1792297665

**I. OPENING MEETING**

CALL MEETING TO ORDER  
SALUTE TO THE FLAG  
MOMENT OF SILENCE  
“SUNSHINE LAW” STATEMENT:

*This meeting of the Development Review Committee is being held pursuant to PL 1975 C 231 (N.J.S.A.10:4-6 et seq.), and the Emergency Remote Protocols for Local Public Bodies (N.J.A.C. 5:39-1.1 through 1.7.) This meeting is being conducted as a virtual meeting with a call-in and video option due to current conditions surrounding COVID-19. Requirements of all notices have been satisfied and this notice has been posted on the County website. The call-in number and conference ID # to participate has been made available to the public, along with a direct link posted to the County website that participants can access to join the meeting directly.*

*The Agenda includes an opportunity for public comment and any member of the public wishing to participate in the meeting can do so during the public portion of the meeting relative to any matter on the agenda. In order to keep decorum of this meeting and allow those wishing to speak to do so uninterrupted, the following instructions apply to this meeting:*

- *Members of the public must press the raise hand icon on their screen to virtually raise their hand or if dialed in by telephone, must press \*9 to virtually raise their hand to speak. When your hand is raised, you will be placed in the queue, or virtual line, to speak during the public portion.*
- *The moderator will ask participants with raised hands to unmute themselves. When this happens, the phone operator will instruct the participant to either click the unmute icon or to press \*6 to unmute themselves, if joined by telephone.*
- *You will know when you have been unmuted, and it is time to speak when you hear the operator say, “You are unmuted.”*
- *When a participant either yields their time or are told their allocated 5 minutes are up, they will be placed on mute by the moderator.*

*All participants should keep their devices on “mute”, unless they are speaking, to reduce the amount of audio feedback. Members of the public are asked to state their name and address and will have five minutes to speak. While the teleconference format of today’s meeting is unique, we ask that we all maintain the same level of respect and decorum that we have in the regular meeting room by refraining from using profanity or raising our voices. Anyone that does not comply with this policy will be ruled out of order, and if I have to say that a second time you will be muted. Thank you for your patience and cooperation while we use this new format.*



Alternatively, members of the public who are unable to attend or who do not have the means to participate in the teleconference, may still participate in the Public Meeting by submitting public comments in advance of the public meeting, by email or in a written letter form relative to any resolutions on the agenda to the Secretary of the Middlesex County Planning Board at [planning@co.middlesex.nj.us](mailto:planning@co.middlesex.nj.us). All emails and written letters must be submitted and received by the Secretary of the Board no later than 9:00 AM of the corresponding Regular Public Meeting date and, as is custom and practice, must include the public member's full name, address and resolution number to which comments are being referred for the record., and there will be an opportunity for public comment during this meeting.

ROLL CALL

**II. MINUTES**

For Approval: November 9, 2021,                      For Review: December 14, 2021

**III. RESOLUTIONS TO BE ADDED - None**

**IV. RESOLUTIONS TO BE AMENDED AND EXECUTED - None**

**V. RESOLUTIONS TO BE REMOVED - None**

**VI. OPEN PUBLIC DISCUSSIONS ON RESOLUTIONS LISTED ON THIS AGENDA ONLY –**

<b>VII. OLD BUSINESS-</b>	Municipality	File#
A. Subdivisions – <b>None</b>		
B. Release of Performance Guarantee –		
1. Gordon Exit 8A Associates, LLC	Cranbury	CR-SP-62

**VIII. NEW BUSINESS**

A. Subdivisions -		
1. Sketch Plats (Minor Subdivision)		
a. 295-297 Davidson Mill Road	South Brunswick	SB-S-400
2. Preliminary Applications - <b>None</b>		
3. Final Applications - <b>None</b>		
B. Site Plans		
1. Dunkin' @ Inman Grove Shopping Center	Edison	ED-SP-555
2. KSG Middlesex 700, LLC	Middlesex	MX-SP-106
3. Jersey Ave. NB Urban Renewal LLC	New Brunswick	NB-SP-234
4. The Residences at Old Bridge	Old Bridge	OB-SP-301
5. Bridgeport II	Perth Amboy	PA-SP-196
6. Buckeye Perth Amboy	Perth Amboy	PA-SP-182
7. ACMY Inc	Piscataway	PI-SP-393
8. QTS Piscataway	Piscataway	PI-SP-384
9. Camelot at Ernston Road	Sayreville	SY-SP-216
10. Insight Development Partners	Sayreville	SY-SP-219
11. Lidl US Operations LLC. South Brunswick	South Brunswick	SB-SP-389
12. United Parcel Service, Inc.	South Brunswick	SB-SP-277
13. 148 New Brunswick Avenue, Hopelawn	Woodbridge	WO-SP-707
14. Vermella Amended Phase 1	Woodbridge	WO-SP-684



**IX. COMMUNICATIONS - None**

**X. SUCH OTHER MATTERS THAT HAVE BEEN CARRIED and/or OTHER ISSUES OF OLD BUSINESS - None**

**XI. PUBLIC COMMENTS**

**XII. ADJOURNMENT**

