

Ronald G. Rios
County Commissioner Director

Shanti Narra
County Commissioner Deputy Director

Claribel A. Azcona-Barber
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Leslie Koppel
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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, February 08, 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 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:	For Review:
December 14, 2021	January 11, 2022

III. RESOLUTIONS TO BE ADDED - None

IV. RESOLUTIONS TO BE AMENDED AND EXECUTED - None

V. RESOLUTIONS TO BE REMOVED - None

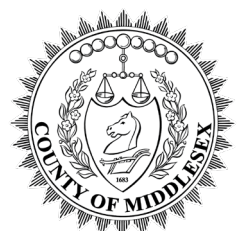
VI. OPEN PUBLIC DISCUSSIONS ON RESOLUTIONS LISTED ON THIS AGENDA ONLY –

VII. OLD BUSINESS-	Municipality	File#
A. Subdivisions – None		
B. Release of Performance Guarantee –		
1. Lightbridge	East Brunswick	EB-SP-296
2. Lincoln Industrial Park-Traffic Signal	Piscataway	PI-SP-61
3. Lincoln Industrial Park-Site Improvements	Piscataway	PI-SP-61
4. Saker Shoprite	Sayreville	SY-SP-187

VIII. NEW BUSINESS

A. Subdivisions-		
1. Sketch Plats (Minor Subdivisions)		
a. 445 Old Post Road	Edison	ED-S-1027
2. Preliminary Applications (Major Subdivision)		
a. The Green at Old Bridge	Old Bridge	OB-303
b. 4095 U.S. Route 1	South Brunswick	SB-236
c. Heritage at South Brunswick	South Brunswick	SB-235

3. Final Applications - None		
B. Site Plans-		
	Municipality	File#
1. American Brothers Realty	East Brunswick	EB-SP-190
2. Ace Mechanical Sewer & Drain, LLC	Edison	ED-SP-556
3. New Jersey Convention and Exposition Center	Edison	ED-SP-557
4. Block 293, Lot 9	Middlesex	MX-EX-57
5. Apartments at 52-58 Morrell Street	New Brunswick	NB-EX-162
6. Colgate Paper	New Brunswick	NB-SP-96



7. Jersey Ave. NB Urban Renewal LLC	New Brunswick	NB-SP-234
8. 643 Georges Road	North Brunswick	NO-EX-132
9. 2020 Real Estate. LLC	Old Bridge	OB-SP-316
10. The Green at Old Bridge	Old Bridge	OB-SP-317
11. Bridgeport II	Perth Amboy	PA-SP-196
12. Buckeye Perth Amboy	Perth Amboy	PA-SP-182
13. Tire Warehouse	Piscataway	PI-SP-393
14. Quality Wine and Spirits	Sayreville	SY-EX-121
15. Insight Development Partners	Sayreville	SY-SP-219
16. Tesla Motors, Inc.	Sayreville	SY-SP-205
17. Center SA, LLC	South Amboy	SA-EX-37
18. Chemspace US Inc	South Brunswick	SB-SP-387
19. Heritage At South Brunswick	South Brunswick	SB-SP-285
20. Glopak Corporation	South Plainfield	SP-SP-300
21. PLUGPV Ames Goldsmith	South Plainfield	SP-SP-341
22. 1521 Sage Street	South Plainfield	SP-SP-342
23. Spotswood Logistics Center	Spotswood	ST-SP-17
24. 589 Central Avenue Associates, LLC	Woodbridge	WO-SP-708
25. St. George Property Management	Woodbridge	WO-EX-399
26. 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

