

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 (AMENDED)**

Middlesex County Planning Board's  
Development Review Committee Meeting  
Middlesex County Administration Building  
75 Bayard Street, New Brunswick, NJ 08901  
Commissioner Meeting Room  
Wednesday, November 09, 2022  
3:00 PM

**I. OPENING MEETING**

- A. Call Meeting to Order
- B. Salute to the Flag
- C. Moment of Silence
- D. "Sunshine Law" Statement

*Chairman:*

*This Meeting of the Middlesex County Planning Board is being held in accordance with the Open Public Meeting Act. Adequate notice has been provided to the Star Ledger and Home News Tribune newspapers and to the Middlesex County Clerk and has been posted on the community bulletin board at the Middlesex County Administration Building.*

E. Secretary: Roll Call

**II. MINUTES**

- 1. Approval of Minutes for September 13, 2022
- 2. Review of Minutes for October 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 DISCUSSION ON RESOLUTIONS LISTED ON THIS AGENDA ONLY**

**VII. OLD BUSINESS-**

- A. Subdivisions- None
- B. Release of Performance Guarantees-

	<u>Project Name</u>	<u>Applicant Name</u>	<u>Municipality</u>	<u>File #</u>
1.	Mascia Enterprises	Mascia Enterprises	Carteret	CA-SP-152
2.	Brandon Estates	KimMar Developers, LLC	Edison	ED-539
3.	302 Main Street	Hilario Rodriguez	Woodbridge	WO-SP-652

**VIII. NEW BUSINESS-**

**A. Subdivisions-**

	<u>Project Name</u>	<u>Applicant Name</u>	<u>Municipality</u>	<u>File #</u>
1.	Sketch Plats (Minor Subdivisions)-			
a.	O’Rahilly & Kasziba	Estate of Catherine Kasziba	South Brunswick	SUB-131
2.	Preliminary Applications (Major Subdivisions)-			
a.	Cranbury Station Road Flex Warehouses	Cranbury Station Road, LLC	Cranbury	CR-SUB-1119
b.	Gordon-Brower Avenue-Preliminary	51 Holly Road Associates, LLC	Edison	ED-SUB-1141
c.	KimMar Developers LLC	KimMar Developers LLC	Edison	ED-SUB-1146
d.	The Green at Old Bridge	Alfieri-Old Bridge Associates, LLC	Old Bridge	OB-303
3.	Final Subdivision Applications-			
a.	Cranbury Station Road Flex Warehouses	Cranbury Station Road, LLC	Cranbury	CR-SUB-1120



Project Name	Applicant Name	Municipality	File #
b. Gordon-Brower Avenue-Final	51 Holly Road Associates, LLC	Edison	ED-SUB-1139
c. MCMC	Muslim Center of Middlesex County	Piscataway	PI-SUB-1125
d. Princeton Orchards	Orchard 2021, LLC & Princeton 2021, LLC	South Brunswick	SB-SUB-1132
<b>B. Site Plans-</b>			
1. Cranbury Station Road Flex Warehouses	Cranbury Station Road, LLC	Cranbury	CR-SP-1121
2. Sadhu Vaswani Center	Sadhu Vaswani Center	East Brunswick	EB-SP-1072
3. QuickChek-Edison (SP)	QuickChek Corporation	Edison	ED-SP-223
4. Tived Lane, LLC	Tived Lane, LLC	Edison	ED-SP-230
5. Plainfield Country Club	Plainfield Country Club	Edison	ED-SP-1126
6. Trailer Parking Addition at 100-400 Nixon Lane	Prologis Nixon Park, LLC	Edison	ED-SP-1129
7. Gordon-Brower Avenue-Site Plan	51 Holly Road Associates, LLC	Edison	ED-SP-1144
8. Starbucks	Metuchen III, LLC	Metuchen	ME-SP-1007
9. Ryders Lane Apt.	Arisa Urban Renewal Co., LLC	Middlesex	MI-SP-1023
10. Chick-fil-A Old Bridge	Chick-fil-A, Inc.	Old Bridge	OB-SP-219
11. The Green at Old Bridge	Alfieri- Old Bridge Associates	Old Bridge	OB-SP-317
12. 212, 214 & 216 Ernston Road	Shameer Properties, LLC	Sayreville	SY-SP-228
13. Proposed Warehouse Redevelopment	SEI Keasby Urban Renewal, LLC	Woodbridge	SP-162



	<u>Project Name</u>	<u>Applicant Name</u>	<u>Municipality</u>	<u>File</u>
14.	Jap Hospitality	JAP Hospitality, LLC & JAP Real Estate	Woodbridge	WO-SP-1116
15.	Preliminary & Final Major Site Plan-Sitex Group	CRP/SG Industrial Owner, LLC	Edison	ED-SP-226

**IX. COMMUNICATIONS- None**

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

**XI. PUBLIC COMMENTS**

**XII. ADJOURNMENT**

