

NORTH BRUNSWICK PLANNING BOARD
710 HERMANN ROAD, NORTH BRUNSWICK, NJ
FEBRUARY 13, 2024

MINUTES

This meeting was held via 'gotomeeting'

- *RECORDING OF RECORD WILL BE THE GOTOMEETING RECORDING*

THOSE PRESENT

MR. MELANSON
MR. ANDREWS
MS. MALVONE
MS. RUBENSTEIN
MS. VITOW
MR. BROOKS
MS. DECANDIA

JANICE LARKIN, BOARD SECRETARY

VICE-CHAIRMAN MELANSON CALLED THE MEETING TO ORDER AT 7:30 P.M.

MINUTES

JANUARY 9, 2024

MEMORIALIZATIONS

K-LAND NO. 75, LLC
ROUTE 130 SOUTH
BLOCK 148.11, LOT 1.01
PRELIMINARY AND FINAL MAJOR SITE PLAN; MINOR SUBDIVISION

RESOLUTION AUTHORIZING THE ISSUANCE OF A RFQ FOR A REDEVELOPMENT
CONSULTANT TO CONDUCT AN AREA IN NEED OF REDEVELOPMENT STUDY ON
BLOCK 252, LOT 1.06

NEW APPLICATION

COMMERCE CENTER NB, LLC
2399 ROUTE 1 SOUTH
PRELIMINARY/FINAL MAJOR SITE PLAN

DANIEL KINBACK, ESQ., APPEARED FOR APPLICANT
VINCENT KELLY, ENG., SWORN
KATHRYN GREGORY, PL., SWORN

EX. A1 AERIAL OF EXISTING CONDITIONS (COLLIERS ENG. DATED 2/13/24)
EX. A2 COLORIZED LANDSCAPING PLAN (COLLIERS ENG. DATED 2/13/24)
EX. A3 PROPOSED BUILDING FINISHES FOR FREDDY'S
EX. A4 PICTURE OF EXISTING STORE (FREDDY'S) IN EDISON, NJ
EX. A5 PROPOSED BUILDING FINISHES FOR SECOND BUILDING

9:00 P.M. VICE CHAIRMAN MELANSON LEFT THE MEETING. MR. ANDREWS LEAD THE REMAINDER OF THE MEETING.

9:14 P.M. APPLICATION OPENED FOR PUBLIC COMMENT (MS. VITOW, MR. BROOKS)

- 1 NEHA MISHRA -2380 BERKSHIRE LANE
 - A. CONCERNED WITH GREASE TRAPS/DUMPING INTO PONDS AND THE GEESE POPULATION
 - B. CONCERNED WITH NOISE AND LIGHT POLLUTION
 - C. TRUCK DELIVERIES, UNLOADING
 - D. WOULD LIKE THE APPLICANT TO INSTALL A FENCE ALONG THE PROPERTY LINE

- 2 GULSHAN ADVANI - 2364 BERKSHIRE LANE
 - A. GREASETRAPS ARE FIRE HAZARDS
 - B. THESE RESTAURANTS ARE TOO CLOSE TO RESIDENTIAL AREA
 - C. WOULD LIKE THE APPLICANT TO USE THE DIRT FROM CONSTRUCTION TO MAKE THE BERM HIGHER

- 3 ROHINI SARNA - 2378 BERKSHIRE LANE
 - A. CONCERNED WITH INCREASED FOOT TRAFFIC
 - B. CONCERNED WITH INCREASED NOISE LEVELS

9:33 P.M. APPLICATION CLOSED FOR PUBLIC COMMENT (MR. RUBENSTEIN, MR. BROOKS)

MOTION TO APPROVE APPLICATION WITH CONDITIONS (MR. RUBENSTEIN, MS. VITOW). ALL PRESENT VOTED IN FAVOR OF APPLICATION. APPLICANT APPROVED.

DISCUSSION

NBTOD
2300 US ROUTE 1 NORTH
OPEN DISCUSSION ON POSSIBLE ZONE CHANGES

JONATHAN FREIDER NOTED WITH THE LATE TIME AND MR. VIGNA'S ABSENCE THAT HE WOULD LIKE TO RESCHEDULE THIS DISCUSSION TO THE MARCH 12 PLANNING BOARD MEETING.

9:39 P.M. MEETING OPENED TO PUBLIC COMMENT

9:39 P.M. MEETING CLOSED TO PUBLIC COMMENT (MR. RUBENSTEIN, MS. VITOW)

9:40 P.M. MEETING ADJOURNED (MR. RUBENSTEIN, MS. VITOW)