

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Stephanie Bartfalvi; Alt. 2
Brian Bythell
Paul Grzenda,
Rich Houghton; Alt. 1
John Mocharski
Peter Smith
Jack Pedersen, Vice Chairman
Bob Ackerman; Chairman

Absent:

Michael Pellegrino

Also Present: Alex Fisher, Esq.; Bob Bucco, PE, CME, CPWM; Stan Slachetka, PP, AICP

Chairman Ackerman opened the meeting at 7:00 pm saying that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer and The Courier News and providing the same to the Borough Clerk.

It is the policy of the Borough of South Plainfield's Planning Board not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.

Minutes: August 23, 2016 meeting.

Vice Chairman Pederson made motion, seconded by Miss Bartfalvi to accept the above stated Meeting Minutes. Those in Favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None

Resolutions: (1)

- A. Case #775 - MUY Brands, LLC (Taco Bell)**
Block 528; Lot 46.04; OBC-3 Zone
4807 Stelton Road

The applicant is requesting Preliminary and Final Site Plan approval.

Councilman White made motion, seconded by Vice Chairman Pederson to accept the above Resolution. Those in favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None

Current Files: None

Informal Hearings: None

Public Hearings:

- A. Case #772 - Allen 230 Associates, LLC (Allen Flavors, Inc.)**
Block 445; Lot 10.03; M-3 Zone
230 St. Nicholas Avenue

The applicant is requesting Preliminary and Final Site Plan approval.

Mr. Fisher states that he has reviewed the Affidavit and Notice of Publication. Board has jurisdiction.

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

Bob Smith, Esq., attorney for the applicant - Allen Flavors, Inc. - addresses the Board. Allen Flavors, Inc. is located on 230 St. Nicholas Avenue with an existing building of one hundred seven thousand eight hundred ninety-three (107,893) square feet and would like to add six hundred (600) square feet. As a result of the addition, they are seeking a Preliminary and Final Site Plan. Allen Flavors, Inc. would like to move their operation from Edison, New Jersey to South Plainfield, New Jersey. A variance for parking is being requested. They are proposing one hundred nine (109) spaces... the required is two hundred thirty-eight (238) spaces. This is a conforming use in the M-3 zone.

Bob Smith proceeds by stating the following witnesses are present:

- David Jacober - Building Operations for Allen Flavor - will describe what they do and why South Plainfield.
- Mitchell Ardman, PE - Professional Engineer - will describe the site plan.
- Gary Dean, PE, PP - Traffic Engineer - will discuss the traffic study.
- Hans Erdenberger, RA, AIA - Architect - will describe what the building will look like.

David Jacober is sworn in. Bob Smith questions Mr. Jacober.

- Who are you employed by? *Allen Flavors.*
- What is your position? *Building Operations.*
- How long have you been with them? *Approximately ten (10) years.*
- Tell us about Allen Flavors. *Allen Flavors does custom beverage formulations for the beverage industry. Also an ingredients supplier: formulate, size up, scale up into large batches and ship out to beverage co-packers.*
- How long has Allen Flavors owned 230 St. Nicholas Avenue? *Approximately three (3) years.*
- Do you currently have facilities in Edison, New Jersey? *Yes.*
- What is that address? *23, 25 and 27 Progress Street.*
- Is it the owner's intention to move the entire operation to South Plainfield? *Yes.*
- To this location? *Yes.*
- To confirm, the total of this building is one hundred seven thousand eight hundred ninety-three (107,893) square feet. *Yes.*
- Is the following correct?
 - Seventeen thousand, two hundred fourteen (17,214) square feet - office.
 - Forty-nine thousand four hundred seventy (49,470) square feet - process.
 - Forty-one thousand two hundred nine (41,209) square feet - warehouse or storage.
 - *Yes, that is correct.*
- Why South Plainfield? *Currently using building 220 – next door. We purchased the building and will no longer be leasing.*
- Is this a better facility than what you are in currently? *Correct.*
- Is it bigger than what you have? *Yes.*
- Will it be a State-of-the-Art building? *Yes.*
- What about the location? *It is right off Route 287. Good for trucking route. Good location for employees.*
- Will this operation be more energy efficient than the current? *Correct.*
- When this location is fully occupied, how many employees are you expecting? *Approximately eighty (80).*
- How about growth? How many more? *Maybe about ten (10) more. Total of ninety (90).*
- You are planning to have a total of one hundred nine spaces. Is that true? *Yes.*
- According to management, they believe this amount is sufficient? *Yes.*
- Do customers come to the site? *Yes... One (1) or two (2) a day.*
- What are the hours of operation? *7 am to 5 pm.*
- What days? *Monday through Friday. Occasionally on a Saturday. Rarely on Sunday.*
- Single shift? *Yes.*
- How many truck deliveries? *Approximately seven (7) incoming trucks and approximately seven (7) outgoing trucks.*
- What would be the worst case? *Ten (10) but it will equal out during the week.*

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

With no questions from the Board. Bob Smith calls upon his next witness.

F. Mitchell Ardman - The Reynolds Group Inc. - 575 Route 28, Raritan, New Jersey - Professional Engineering. Has been before the Board previously with Hall's. He is accepted as a Professional Engineer.

Bob Smith asks Mr. Ardman to describe the site and what is being proposed. Using Exhibit, A-1 – Sheet three (3) of the plans before the Board but colorized.

- Dimension Plan in the set but colorized.
- Colored landscape.
- Lot 10.03 Block 445 – 230 St. Nicholas Avenue at the top of the sheet going right to left.
- Tan and lighter brown – the existing building as it sits today.
- Site is 4.68 acres – mostly developed.
- Existing driveway on the western and eastern side of property.
- The lot is presently paved.
- Parking on the front and westerly side.
- Loading docks in the front facing St. Nicholas Avenue.
- Pavement reaching to the westerly side and easterly side going into the back.
- Currently, gravel in the back area.
- A rail spur in the back which served the building 30 years ago is not needed and will be removed.
- Outline of neighboring building on the westerly side as well as easterly side.
- St. Nicholas Avenue is predominantly industrial.
- Port Reading Railroad runs behind the building.

Bob Smith asks Mr. Ardman to describe the proposed.

- The front entrance of the building in brown will be taken down and rebuilt.
- To the right of the entrance ADA parking with a ramp to the entrance door.
- Existing driveways will stay at their current location.
- The area behind the building that is currently gravel will be paved and will add thirty-five parking spaces.
- Employee entrance in the back for those parking spaces in the back.
- ADA spaces added by the employee entrance in the back.
- Curbing will be added in areas lacking them.
- New trees along St. Nicholas Avenue.
- New planting by the entrance – foundation landscaping.
- Added green space – shade trees.
- Updated lighting with new LED fixtures.
- Slight decrease in impervious coverage.
- Allen Flavors put new utilities on the westerly side when they purchased. Therefore, no new utilities.
- One (1) pylon sign at the easterly entrance – thirty-two (32) square feet.
- Signage – original plans show one hundred fifty-five (155) square foot sign on the front façade. New plans show that same sign reduced to twenty-three (23) square feet and add a second sign at two hundred twenty-one (221) square feet. All within the maximum provided by zone. A change from the original plans.

Peter Smith (Board Member) asks what kind of trucking will be coming in and out? Which entrance/exit? Turning? Per Mr. Arden, the traffic coming from Route 287 will be coming in from the westerly side. They will enter into the parking lot nose in then back into the bay area. They will not back in from St. Nicholas Avenue.

Mr. Mocharski asks if there will be any access to the building next door that they use. Mr. Arden states no... there is a water line in the back. There is no need to go back and forth.

Bob Smith asks Mr. Arden if he had the opportunity to read Najarian Associates Engineering Review letter dated August 5, 2016. *He has.* Bob Smith continues. Is Mr. Arden in agreeance with all items in the letter... *yes.* Bob Smith brings the Boards attention to Item F – Number 4 in the letter. Mr. Arden states there will be a small

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

export of soil and will classified it for disposal. Item F – Number 9 they have contacted their disposal company to make sure they are able to turn around. Mr. Bucco would like a turning template submitted. Mr. Arden agrees to submit one. Mr. Arden continues... Item F - Number 10 – timing of lights – there will be a few security lights. However, the main lights will be off after business hours. Bob Smith states there is no objection to the remaining items.

Bob Smith asks Mr. Arden to address T&M Associates Planning Review letter dated August 10, 2016. Bob Smith states they agree on all items. However, has a comment on Item F – Number 1. Mr. Arden states that the crosswalk does go from the sidewalk by the street to the building. There 'high tech' printer did not continue the crosswalk. Mr. Arden has no problem delineating the crosswalk.

Bob Smith states that in T&M Associates letter, there is no objection to waive the Environment Impact. In the Environmental Commissions letter, they have no objection to waive the Environment Impact.

Mr. Arden states that they meet all the bulk standards except the parking for an M-3 Zone.

Bob Smith address the Environmental Commissions Review letter dated July 20, 2016. The Environmental Commission would like London Plane trees not planted along St. Nicholas Avenue due to the size of the trees being next to overhead wires. Mr. Arden has no objection in using Redbud or Mountain Laurel as suggested.

Chairman Ackerman states there were review letters from Bureau of Fire Prevention and Board of Health with no objections. Mr. Bucco brings to Chairman Ackerman attention the Traffic Safety Commission review letter also with no objections.

Hans Erdenberger, RA, AIA – 180 Silver Avenue, Englewood Cliffs, New Jersey - is sworn in and accepted as a Professional Architect. Mr. Erdenberger states he has not been present previously before this Board. Bob Smith asks Mr. Erdenberger to describe what the building will look like. Mr. Erdenberger begins by stating what was originally submitted to the Board is different from what Mr. Erdenberger is going to present. Using Exhibit, A-2 – Four (4) colorized views of the front of the building.

- The lower left photo represents the existing building.
- The photo above represents what is being proposed at the approximately same angle as the existing building photo.
- They will finish the whole building but concentrated on the front elevation.
- The projecting one (1) story offices will be demolished including the foundation.
- The existing building has concrete panels on the exterior walls. Some of those panels will be punched out to put windows held with colored metal panels.
- The existing loading docks will be removed and windows and colored metal panels put in their place.
- Two (2) story atrium into the lobby.
- Two (2) story section will have offices on top. Small labs on the bottom.
- The remaining building will have light grey and dark grey panels altering.
- The entire existing interior will be gutted and redone.
- Ramp from the ADA parking spots to the entrance is primarily covered.

Chairman Ackerman ask Mr. Erdenberger if the entrance is from the corner. Mr. Erdenberger states the original plans show the entrance on the corner. However, that has been changed to have the entrance and stairs come straight out from the building. The stairs are not encroaching the drive. There is ample space at the landing below the stairs as well as at the top of the stairs at the entrance.

Mr. Fisher asks if the building will be a LEED building. Mr. Erdenberger states that this is not a LEED building but does follow many of the LEED aspects.

Mr. Mocharski asks if they will have solar panels. Mr. Erdenberger states no, not at this time.

Gary Dean – 792 Chimney Rock Road, Martinsville, New Jersey – Principle with Dolan & Dean Consulting Engineers, LLC – Civil Engineers that specialize is traffic engineering and municipal consult for traffic related

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

matter. He has been before the Board with Harris Steel and a small company on South Clinton Avenue. Mr. Dean is sworn in and accepted as a traffic expert.

Referring to Najarian Associates 2nd Completeness Review letter dated August 5, 2016, Item H – Traffic. Mr. Dean's staff went to the current location at 23 and 25 Progress Street, Edison, New Jersey to observe parking. They were there on a Tuesday and with consultation with Allen Flavors there weren't an excessive number of employees on vacation or any unusual occurrences. Every fifteen (15) minutes, Mr. Dean's staff would count the parked vehicles. Beginning at 9:30 am, when it was expected that all the employees were in, the parking was sixty-three (63) vehicles. Some of the parking is on the property and some occur curb side on the Progress Street. They were unable to determine if the vehicles on Progress Street were going to Allen Flavors or the business across the street but for this study they assumed they were all Allen Flavors employees. Parking was consistent all morning. Took a lunch break. After lunch the parking was at sixty-one (61) which continued through the afternoon with a peak demand of seventy (70) vehicles at 3:15 pm. Allen Flavors have approximately seventy (70) to eighty (80) employees so they are in line with one car per employee.

On the South Plainfield site, the proposed parking is one hundred nine (109) which is approximately half of what is in the ordinance. With the peak demand of seventy (70) vehicles they can have a 56% growth in business at the St. Nicholas Avenue site and still have sufficient parking. He understands with the entire business moving from Edison to South Plainfield, there can possibly be an increase of employees to eighty (80) and still have sufficient parking. The predictions by Institute of Transportation Engineers (ITE) the manufacturing use for this size would require one hundred ten (110) spaces. Therefore, they are in line with one hundred nine (109). The industry standard by ITE has indicated that there is sufficient parking for all employees, visitors and vendors. You can see that the parking is evenly distributed between the north side and rear of the building.

Mr. Fisher asks Mr. Dean if the site is safe for the circulation of ingress and egress. Mr. Dean states the site distance is sufficient but did not do a thorough review.

Mr. Bucco asks if Mr. Dean reviewed the turning radius for fire trucks. With a site that has tractor trailers maneuvering in the lot which are larger than fire trucks there is sufficient room but did not do a thorough review.

Mr. Fisher states requesting for a variance for parking spaces has a benefit of having a less impervious coverage.

Mr. Grzenda questions Mr. Dean are the driveways both egress and ingress. That is correct. Shouldn't a tracker trailer come through one side. Since the docks are located on the westerly side, their intent is not to have the trucks use the easterly access. However, both sides are accessible by tractor trailers. They agree to put a 'No Trucks' sign at the easterly access. The access is designed to handle safety vehicles.

Mr. Grzenda asks if there are stop signs at the exits. Mr. Dean states yes.

The concrete pad in the back will hold different containers for compactor, trash, recyclables. In an enclosure. However, if business picks up tremendously and additional parking is required that area can be used for parking and containers relocated.

A traffic narrative from Mr. Dean is entered labeled as Exhibit A-3.

With no further questions from the Board and no questions from the audience, Mr. Fisher advises the Board that they are voting on: Preliminary and Final Site Plan Approval, Parking Variance (whereas one hundred nine (109) spaces proposed – two hundred thirty-eight (238) spaces required), a waiver from a formal Traffic Impact and Environmental Impact Statements and a condition that the applicant will make all the changes on the revised set of plans.

Chairman Ackerman calls to vote... Mr. Mocharski made motion, seconded by Councilman White. Those in favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Mocharski; Bob Smith; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 13, 2016**

Old Business:

How long can Celebrations wait to begin building what was previous approved? Mr. Fisher states there is no time restraints to begin building as long as a zone does not change. If the zone changes two (2) years after the approval, they could no longer build it. If they are building or have built something that is not in accordance to the resolution, it is to be enforced by the Zoning Officer as a zoning violation. However, Councilman White states that the information that they were waiting for the application was withdrawn. Mr. Bucco states they have submitted new plans and he is reviewing them. They are going to do a forensic review. They are going back through all the engineering and planning reviews.

The Board was questioning what stores were coming to 2909 Hamilton Boulevard. No one knows.

Hawkeye Development failed to submit their plans in time. Therefore, they will have to re-notice. They requested not to re-notice. They have a tentative date of October 11, 2016. Mr. Ackerman requests they move to October 25, 2016.

Quick Chek was to install a stop sign at the driveway in the back of the building. There is still no stop sign. Mr. Fisher states that's a zoning compliance issue that the Zoning Official is to enforce. Joanne will advise the Zoning Official.

Quick Chek is planning to build on New Brunswick Avenue and Lakeview Avenue on the Piscataway side. It was in the paper.

The old Prudential site that partially goes into Edison may possibly become residential.

Park Avenue Cleaners is not renewing their lease. Twin City will take over. They are complete with the previous work but the trailer is still there. Joanne will advise the Zoning Official.

Committee Reports:

- A. **Street Naming Committee** - Chairman Ackerman report progress.
- B. **Environmental Committee** – Mr. Houghton and Mr. Bythell report progress.
- C. **Council Reports** - Councilman White states that on Monday Lt. Guardagno was at Gerimedix - medical supply company. She sat with them for 45 minutes discussing what they have seen in the Borough, what they like in the Borough and partnering with the State to have access to a growth plan.
- D. **Mayoral Updates** – Mayor Anesh report progress.

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments: None

Executive Session: None

Adjournment: 8:10 pm.

Respectfully Submitted
Joanne Broderick
Planning Board Secretary