

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
March 12, 2019**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Bryan Bythell; Alt. 2.
Paul Grzenda
Rich Houghton
Jack Pedersen; Vice Chairman
Stephanie Bartfalvi; Alt. 1 (arrived 7:59 pm)

Absent:

John Mocharski
Michael Pellegrino
Peter Smith
Bob Ackerman; Chairman

Also Present: Michael O'Grodnick, Esq.; Jeff Cucinotta, PP, AICP; Bob Bucco, PE, CME, CPWM

Vice Chairman Pedersen opened the meeting at 7:20 pm stating that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer, Star Ledger 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: February 26, 2019.

Vice Chairman Pedersen calls for a motion to *approve* the above listed Minutes. Councilman White made motion, seconded by Mr. Houghton. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Houghton; and Vice Chairman Pedersen. Opposed: None

Resolutions: None

Current Files: None

Informal Hearings: None

Public Hearings: (1)

Vice Chairman Pedersen stated that Mr. Mocharski recused himself. Does work for KOBO Products, Inc.

A. Case #788 - KOBO Products, Inc.
Block 467.03; Lot 1; M-3 Zone
3474 South Clinton Avenue

The applicant is requesting a *Preliminary and Final Site Plan*.

Walter K. Abrams - 2201 South Clinton Avenue, South Plainfield, New Jersey - attorney for Applicant, addressed the Board Members. Mr. Abrams requested that both Mr. Springer and Mr. Quinn be sworn in.

Thomas Quinn - 328 Park Avenue, Scotch Plains, New Jersey - is accepted as a Professional Engineer and is sworn in.

David Springer - Director of Engineering for KOBO Products, Inc. - is sworn in.

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Mr. Abrams questioned Mr. Quinn:

- Engineer for EKA Associates, PA.
- Testified previously before this Board.
- M-3 Zone.
- Short on parking.
- Two ways to calculate parking:
 - Office / storage.
 - Manufacturing.
- Currently, fifty-one (51) stalls.
- Office / storage - one hundred twenty-two (122) stalls required.
- Manufacturing - ninety (90) stalls.
- Will create thirty-five (35) new parking stalls.
- Brings closer to conformance.
- Additional impervious coverage, creates additional stormwater calculations.
 - Will address.
- Will address - lighting and landscaping.
- On County road. Submitted to County.
 - Have conditional review that needs to be responded to.

Vice Chairman Pedersen stated that this is still not adequate parking.

Mr. Springer responded that they have two (2) other buildings in the vicinity.... One across the street. Office space and storage will not be changing. Have ran out of space to make any other changes.

Mr. Abrams questioned Mr. Springer:

- Increase parking.
- Not changing the building.
- No additional employees.
- Other locations - 3 Century and 3470 Rand Road. Directly across the street.
 - Location on Montrose and St. Nicholas.
 - Total of five (5) buildings.
- Montrose Avenue site before the Board several weeks ago.
- KOBO Products, Inc. manufacture ingredients for cosmetics.
 - Powder development.
 - Dispersion site.
- These three (3) buildings are for: shipping, receiving and corporate office.
- New building in Brazil last year.
- Plant in France.
- Office in Japan.

Mr. Bythell asked how many employees in the facility. Mr. Springer stated he is not sure. Would have to look. The facility is a one (1) shift facility. Mr. Bythell continued.... Is the parking for both buildings. Per Mr. Springer, no - just for the one (1) building.

Vice Chairman Pedersen questioned Mr. Springer:

- Is the parking an issue day-to-day? *Yes, it is a day to day problem. Have temporary parking on the yard currently.*
- Will the proposed parking be adequate? *Yes.*
- Is there room to add more? *Yes.*

Using the drawings before the Board Members, Mr. Quinn describes the project:

- Lot 1 - Block 467.03.
 - Dominates the block.
 - Formed by: Rand Road, Century Road, Ingersel Road.
- M-3 zone.
- Large building.
 - Parking on south side.

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- Driveway to South Clinton.
- Another driveway off Rand Road.
- Loading dock off Rand Road.
- Frontage on Ingersel Road. No driveways.
- Row of trees along southern portion of property adjacent to Century Road.
- Additional room onsite for additional parking. Does not want to touch tree buffer.
- Constructing two (2) double loaded parking aisles in front of the building.
 - Close to the ingress / egress of the building.
- Thirty-five (35) new stalls.
- Will expand driveway.
- Minimize tree removal.
- Impervious coverage increase of .02 of an acre.
- Maintaining existing driveway on South Clinton Avenue.
 - Nothing in the right-a-way.
- Rand driveway will remain untouched.
- Flagpole to be relocated.
- Two (2) trees will be removed.
- Underground detention systems.
 - Collect water and meters out.
 - Catch basins by curbs - two (2).
 - Tempered by volume.
 - Connected to existing stormwater system.
 - Discharges to the County sewer system.
 - Will be reviewed by the County.
- Proposing four (4) free-standing lights.
 - Twenty (20) to forty (40) feet tall.
 - LED - 4,000 K
- Evergreens between parking and South Clinton Avenue.
- Dogwoods - three (3).

Mr. Houghton stated that previously it was stated that there is room to expand parking... why not do so. Mr. Quinn stated it is not needed. Only went by what is needed. Operational need. Not necessarily to follow Ordinance. Did not want to remove too many trees.

Vice Chairman Pedersen stated it is an existing building and there is no expansion... no addition.

Vice Chairman Pedersen asked if anything would be negatively impacted.... Delivery trucks? Mr. Quinn stated that the trucks are in the back and the additional parking is in the front where employees park. No impact. Parking area is separate from the delivery area.

Mr. Bythell asked if there will be any changes made to the access of the parking lot. Mr. Quinn stated not at all. Side walk and entrance will stay. Mr. Abrams stated that the driveway may be wider. Mr. Quinn stated that the County would like a twenty-four foot (24') wide driveway entrance. Currently, it is a twenty foot (20') wide entrance. Will continue to discuss this with the County. Mr. Bucco asked how that would affect the parking stalls. Mr. Quinn stated it won't. The driveway works... no need to change. Will change if County requests. Parking stalls are set back.

Mr. Bucco asked what the hours of operation are. Per Mr. Springer, 8 am to 5 pm. Mr. Bucco asked how many employees. Mr. Springer stated he would have to look but it is one (1) shift. Mr. Abrams stated approximately fifty-one (51). Mr. Cucinotta stated the application stated fifty-one (51) employees.

Mr. Quinn stated he has reviewed the Board Professionals comments. Has no issues. Will agree to all changes. Would like to clarify a few things. Mr. Quinn refers to Stormwater Management. The stormwater is not relying on filtration. It is a bottom feed system. Will do soil testing to make sure ground water is not an issue.

Mr. Bucco asked to go to page 3 - d1. Does not agree with PVC pipe. Would like concrete or HDEP pipe. Mr. Quinn stated does not have an issue to do so. Mr. Bucco asked regarding the general observation of site. Mr.

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Quinn stated he has no issue. County asked for some items as well. Mr. Bucco asked for the number of trucks daily. Mr. Springer stated it varies... approximately five (5) or six (6) a day. Have four (4) bays. Mr. Abrams stated that garbage is also in the rear of the building. Mr. Springer stated it is in a fenced in area that gets opened every day.

Mr. Bucco asked on page 8 - G2 to be addressed.... Circulation. Emergency vehicles as well. Mr. Quinn stated that they did not use any automated templates. However, the driveway is approximately eighty feet (80') wide. Maneuvering is easy. There are four (4) streets to fight a fire... building is surrounded by four (4) streets.

Vice Chairman Pedersen stated that the Fire Department report states no concerns. Traffic Safety and Health Department no concerns.

Mr. Bucco asked if there are any environmental issues. Mr. Quinn stated that he spoke with the owner and there is no contamination.

Mr. Cucinotta stated regarding parking calculations... calculated one hundred twenty-three (123). Still in need of a parking variance. Requested a floor plan. Mr. Abrams stated he has a floor plan. Submitted as Exhibit A1. Mr. Cucinotta had some concern with screening. Dr. Tempel as well. Mr. Abrams stated that the Applicant has no problem complying with Dr. Tempel's request. Planning concerns are the same as Dr. Tempel. All other items addressed.

Vice Chairman Pedersen confirmed with Mr. Abrams that he has a copy of Dr. Tempel's report. Vice Chairman Pedersen read a portion of Dr. Tempel's report regarding two (2) shade trees. Mr. Abrams stated they will comply.

Mr. Bythell asked if there were monitoring wells on site. Mr. Springer stated there are none. Mr. Abrams stated there is no manufacturing on site. Last application was for 690 Montrose where there are seventeen (17) monitoring wells.

Vice Chairman Pedersen opened the meeting to the public. No public present. No comments or concerns.

Vice Chairman Pedersen reiterates that the Applicant will comply with all Professionals reports. Mr. Quinn stated correct.

Vice Chairman Pedersen called for a motion for waivers.

Mr. Bucco stated that in his completed review, there are a few waivers listed and should be incorporated into the resolution. Checklist waivers and the items of concern, testimony was provided. Mr. Bucco stated from an engineering standpoint he has no objections to the waivers.

Vice Chairman Pedersen calls for a motion of *approval* for waivers listed on Mr. Bucco's November 6, 2018 review letter. Councilman White made motion, seconded by Mr. Houghton. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Houghton and Vice Chairman Pedersen. Those oppose: None.

Vice Chairman Pedersen calls for a motion of *approval* for parking variance for thirty-seven (37) spaces. Mr. Houghton made motion, seconded by Mr. Bythell. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Houghton and Vice Chairman Pedersen. Those oppose: None.

Vice Chairman Pedersen calls for a motion of *approval* for preliminary and final site plan. Councilman White made motion, seconded by Mr. Bythell. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Houghton and Vice Chairman Pedersen. Those oppose: None.

Stephanie Bartfalvi arrived at 7:59 pm.

Old Business: None

Committee Reports:

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- A. Street Naming Committee** – Bob Ackerman – report progress.
- B. Environmental Committee** – Rich Houghton & Bryan Bythell – report progress.
- C. Council Reports** – Councilman White – Ulta has a soft opening on March 15, 2019. Grand opening will be March 23, 2019. Former Acme site, will be subdivided. In negotiations with a potential leaser.
- D. Mayoral Updates** - Mayor Anesh – Ordinance to restrict type of businesses in the HDD zone. Vape shop and tattoo shop would be grandfathered in.

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments: None

Executive Session: None

Adjournment: 8:05 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary