

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
November 10, 2020**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Brian Bythell
Paul Grzenda
Michael Pellegrino
Rich Houghton; Vice Chairman

Absent:

Gerry Butrico; Alt 1
Suzanne Lepore; Alt. 2. Peter Smith
John Mocharski
Jack Pedersen
Robert Ackerman; Chairman

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

Vice Chairman Houghton opened the meeting at 7:00 pm stating 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: None.

Resolutions: None

Current Files: None.

Informal Hearings: None.

Public Hearings:

- A. Case #20-02 - Hawkeye Development Company
Block 95; Lot 2.01; R-15 Zone
3105 Park Avenue / Whispering Hills Road

The applicant is requesting a Major Subdivision – four (4) lots. Carried from October 27, 2020.

Mr. O'Grodnick stated pursuant to an email dated November 10, 2020, James F. Clarkin, III, Esq, Attorney for the Applicant has asked for an adjournment without further notice to the December 8, 2020. Mayor Anish stated there were members of the Public at the last hearing. Requested to have the Applicant re-notice. Board Secretary will inform Mr. Clarkin.

John Sullivan, Esq., Attorney for JRB Properties, LLC asked to begin with Case #798. Common Applicant, common witnesses with the exception of one (1). Would like not to have the one (1) witness sit for the entire first hearing when not needed to. Board agreed.

(Was heard second.)

- B. Case #797 - JRB Properties, LLC
Block 409; Lot 15; M-3 Zone
111 Snyder Road

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The applicant is requesting Preliminary and Final Site Plan approval that requires Front Yard Setback Variances (3) to construct a 4,507 addition to an existing warehouse. Front Yard Setback – Required 50 – 'Requesting 30.2 '(from Second Place) – 30 '(from Snyder Road) – 34.41 '(from Pomponio Avenue) – Variance 19.8 – '20 – '15.59 ' respectfully.

John Sullivan, Esq. - Attorney for Applicant. Mr. Sullivan addressed the Board:

- Applicant is owner of property.
- Lot 15, Block 409.
- M-3 industrial zone.
- Site improved with one (1) story masonry building for storage and distribution of perfume and products.
- Several prior applications.
 - Most recent, May 2018.
 - Addition of twenty-five thousand (25,000) square feet.
 - Addition is completed.
 - Area being occupied.
- Proposing:
 - Addition of four thousand five hundred (4,500) square feet.
 - Requesting preliminary and final site plan approval with several variances.
 - Variances:
 - Parking - forty-one (41) spaces required - thirty-one (31) proposed. Same as prior application.
 - Three (3) existing Front Yard Setback.
 - Snyder Road - Required fifty feet (50') - existing thirty feet (30').
 - Second Place - Required fifty feet (50') - existing 30.02 feet.
 - Pomponio Avenue - Required fifty feet (50') - existing 34.41 feet.
 - New Variance:
 - Pomponio Avenue - Required fifty feet (50') - proposing 46.29 feet.
 - Waivers:
 - Driveway width - Permitted thirty-six feet (36') - proposing one hundred two feet (102').
 - Driveway setback - Required five feet (5') - proposing to the property line.
- Site Plans prepared by Harbor Consultants, Inc., revised date of May 20, 2020.
- Architectural plans prepared by Mr. Kim, dated October 10, 2019.
- Traffic Impact Statement prepared by Harbor Consultants, Inc., dated September 24, 2019.
- EcolSciences, Inc., regarding wetlands, report dated January 7, 2020 concluding there are no wetlands or environmental constraints.
- LSRP by Whitman, dated January 29, 2020.
- Whiteman July 29, 2020 - Remedial Action Outcome letter.
- Received Fire Marshall report, Environmental Commission report, T&M Associates and Najarian Associates.
- Witnesses: Jeet Singh - Applicant and Mr. Gallerano, Engineer and Planner.

Jeet Singh - 111 Snyder Road, South Plainfield, New Jersey - Owner of French Perfume and JRB Properties is sworn in. Addressed the Board:

- Owner of French Perfume since 1988.
- Has been at 111 Snyder Road since 2006.
- Wholesale and distribution of perfume.

Mr. Sullivan questioned Mr. Singh:

- Owner of property and business.
- Wholesale of perfume.
- Office space - one thousand five hundred (1,500) square feet... expanding more office space. No CO yet.
- Hours 9 am to 6 pm.
- Employees - ten (10).
- No customers or public to site.
- Would like to add four thousand five hundred seven (4,507) square feet to be used extra space for storage.
- If application approved, no changes in employees or use.

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- No change in signage.
- Prior approval received.

Mr. Bythel asked Mr. Singh warehousing and / or manufacturing. Per Mr. Singh, warehousing.

Councilman White asked Mr. Singh had a previous expansion and did not think to do this expansion. Mr. Singh stated didn't think about it at that time.

Vice Chairman Houghton opened the discussion to the Public. No questions or comments.

Mr. Sullivan stated submitted architectural and floor plans. Asked if it is necessary to bring forward Mr. Kim to testify. Board agreed not necessary.

Anthony Gallerano, PE, PP - Harbor Consultants, Inc, 320 North Avenue, East, Cranford, New Jersey - is reminded he is still under oath. Mr. Gallerano addressed the Board Members:

- Presented Exhibit A1 - Colorized existing site plan dated November 11, 2020.
 - Light beige - original building.
 - Salman - 2018 expansion. Originally approved 2008, but did not build. Returned 2018.
 - Dark brown - proposed addition.
- Additional parking and loading dock added during 2018 expansion.
- Original building - thirteen thousand five hundred twenty-nine (13,529) square feet.
- Addition - fifteen thousand four hundred thirty-seven (15,437) square feet.
- One field change - overhead door removed.
 - Originally thirty-one (31) parking stalls proposed. With the removal of the overhead door, thirty-three (33) parking stalls on site.
- Proposing:
 - Addition of four thousand five hundred seven (4,507) square feet.
 - 'Squares out' the building.
 - Building would total with the proposed addition - thirty-five thousand two hundred eighty-six (35,286) square feet.
 - Permitted use.
- Pre-existing non-comforting:
 - Snyder Road - Required fifty feet (50') - existing thirty feet (30').
 - Second Place - Required fifty feet (50') - existing 30.02 feet.
 - Pomponio Avenue - Required fifty feet (50') - existing 34.41 feet.
- One (1) additional Variance:
 - Pomponio Avenue - Required fifty feet (50') - proposing 46.29 feet.
- Parking - initial variance for parking. When built, needed less office space which changed parking requirements... Thirty-two (32) spaces required, thirty-three (33) existing. Using only warehouse space, twenty-four (24) parking spaces required.
- Screening from residents:
 - Planted double row of evergreens along Pomponio, Second Place and Somerset.
 - Solid white vinyl fence around property.
- No additional site improvement.
- One (1) additional Variance:
 - Purpose G and M:
 - G - provide sufficient space.
 - M - provide proficient land.
 - Negative Criteria:
 - All activity in front of building. No activity in rear of building.
 - No impact of noise.
 - No detriment to the neighboring properties.
 - No negative impact surrounding properties.
 - No negative impact to the purpose of zone and zone plan.
- Traffic Impact:
 - Advised by Mr. Bucco, used industrial counts instead of warehouse counts.
 - Trip generation (ITE):

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- Morning trips - twenty-six (26).
- Evening trips - twenty-three (23).
- Proposed addition adds three (3) trips per morning and evening totaling:
 - Morning trips - twenty-nine (29).
 - Evening trips - twenty-six (26).
- Per owner, receives approximately five (5) to six (6) trucks per day.
- No impact on wetlands.

Mr. Slachetka asked for clarification on parking. Is a variance being requested? Per Mr. Gallerano, previous consultant CME stated needed a parking variance. The office space is ancillary to the warehouse use. Believes to use the warehouse criteria. When addition was built, did not construct all office space on original plans. Will comply with parking. Per warehouse use, needs thirty-two (32) spaces. Has thirty-three (33) spaces. Mr. Slachetka stated calculates parking separate from warehouse and office. Needs variance. Mr. Slachetka asked if the square footage of office space on plans is accurate - three thousand nine hundred eighty-seven (3,987) square feet. Mr. Gallerano stated the current office space is one thousand eight hundred thirteen (1,813) square feet. No additional office space being constructed. Therefore, thirty-three thousand four hundred seventy (33,470) square feet of warehouse and one thousand eight hundred thirteen (1,813) square feet of office space when completed. Mr. Slachetka stated the plans do not represent the same. Asked if new plans will be submitted. Mr. Gallerano stated will assume that new architectural plans and site plans will be submitted. Mr. Slachetka stated the office space is approximately half of what is on plans. With the calculations, 22.3 spaces for warehouse and nine (9) spaces for office, totaling thirty-two (32). Mr. Slachetka stated need revised plans to reflect the same. Vice Chairman Houghton agreed.

Mr. Sullivan stated the Bureau of Fire Prevention has no objection.

Mr. Sullivan asked Mr. Gallerano if he had reviewed the Environmental Commission letter. Mr. Gallerano stated did and will agree that the previous installed evergreens will be protected. If damaged during construction will be replaced.

Mr. Sullivan asked Mr. Gallerano regarding the concerns of contamination. Mr. Gallerano stated that is addressed by the Remedial Action letter. Mr. Bucco asked if he may have a copy of the letter. Mr. Sullivan stated will forward a copy to both Mr. Bucco and Mr. Slachetka.

Mr. Sullivan asked Mr. Gallerano to review Mr. Bucco's letter:

- Page 4 - partial design waiver. Previously approved with original application.
- Page 8 - depressed curb. Part of original application for fire access.
- Page 10 - traffic. Will update Traffic Statement.
- Will comply with all.

Mr. Bucco asked regarding Stormwater Management. Mr. Gallerano stated will comply.

Mr. Sullivan asked Mr. Gallerano to review Mr. Slachetka's letter.

- Will add existing landscaping to plans.
- Will confirm building height.
- All other items addressed.

Mr. Slachetka confirmed with Mr. Sullivan that there is no change in the number of employees. Mr. Sullivan stated correct.

Vice Chairmen Houghton asked for updated plans for clarification of parking. Mr. Gallerano stated yes. Will provide updated floor plans showing what was actual built and update to site plan with overhead door eliminated with the additional parking stalls. Along with comments on the reports.

Vice Chairmen Houghton asked if the contamination and trees been addressed that are listed on the Environmental Commission letter. Mr. Sullivan stated the contamination has been addressed. Site has been under active remediation. A Remedial Action letter was issued. Will share with Mr. Bucco and Mr. Fisher. Believes

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contamination addressed. Regarding trees Mr. Gallerano to address. Mr. Gallerano will make a notation on the plans to protect the trees during construction and any trees damaged will be replaced.

Vice Chairman Houghton opened the discussion to the Public. No questions or comments.

Vice Chairman Houghton called for a motion of **approval**. Councilman White made motioned, seconded by Mr. Pederson. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Gzenda; Mr. Pellegrino; Mr. Pedersen and Vice Chairman Houghton. Those oppose: None.

(Was heard first.)

C. Case #798 - JRB Properties, LLC
Block 470; Lot 20; M-3 Zone
334 Shevchenko Avenue

The applicant is requesting Preliminary and Final Site Plan approval to demolish existing structure in order to construct a 11,800 warehouse that requires variances. Lot Area – Requires 40,000 square feet – Existing 24,055 square feet – Variance 15,945 square feet -- Lot Width – Requires 200 feet – Existing 125 feet – Variance 75 feet.

John Sullivan, Esq. - Attorney for Applicant. Mr. Sullivan addressed the Board:

- Applicant is leaser of the property.
- Owner of property is 334 Thakur, LLC
- JRB Properties, LLC will be operator of site.
- Located at 334 Shevchenko Avenue
- M-3 zone.
- Currently approved as a single-family dwelling. Not a permitted use in the zone.
- Requesting Preliminary and Final Site Plan Approval with Bulk Variances.
- Proposing to demolish home and replace with an eleven thousand eight hundred (11,800) square foot warehouse. Warehouse only of perfumes with some distribution.
- Existing conditions - lot area - required forty thousand (40,000) square feet - existing thirty-four thousand (34,000) square feet. Lot width - required two hundred feet (200') - existing one hundred feet (100'). Lot width - required two hundred feet (200') - existing approximately one hundred twenty-five feet (125').
- Variances created by proposed building: Side yard setback - required - thirty feet (30') - proposing fifteen feet (15') - Rear yard setback - required twenty feet (20') - proposing fifteen feet (15').
- Submitted:
 - Site Plan prepared by Harbor Consultants, Inc. with a revision date of July 28, 2020.
 - Stormwater calculations prepared by Harbor Consultants, Inc. with a revision date of July 28, 2020.
 - RTP with a date of March 13, 2020.
 - Environmental Impact Statement prepared by Harbor Consultants, Inc. dated February 4, 2020.
 - Traffic Impact Statement prepared by Dolan and Dean dated March 12, 2020.
 - Floor plan and elevations prepared by Mr. Kim dated June 11, 2020.
 - Survey prepared by Harbor Consultants, Inc dated February 28, 2019.
 - Equal Sciences report dated February 25, 2020.
- Received reviews from: Bureau of Fire Prevention, Environmental Commission, Middlesex County Health, Mr. Bucco and Planners report.
- Witnesses: Mr. Harpla Obhan, Representative of Applicant - Mr. Kim, Architect - Tony Gallerano, Engineer and Planner - Betsy Dolan, Traffic Consultant.

Mr. Harpla S. Obhan - 334 Shevchenko Avenue, South Plainfield, New Jersey - Applicant representative is sworn in. Mr. Sullivan questioned Mr. Obhan:

- Representing the property owner and Applicant.
- Own property since September 2017.
- Small single-family dwelling currently.
 - Will be demolished.
- Proposing to construct a warehouse.

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- Will be storage and warehouse.
- Perfumes for dollar stores.
- No office area. Using 111 Snyder Avenue as office.
- Hours of operation - 9 am to 6 pm.
- Maximum of employees - four (4).
- No customers at site.
- Trucks and employees only in and out of site.

Councilman White confirmed with Mr. Obhan if they operate from another location. Mr. Obhan stated operate a warehouse on 111 Snyder Avenue. Expending storage and warehousing.

Mr. Gzenda asked what type of trucks. Mr. Obhan stated box trucks... lease box trucks. Mr. Grzenda asked any larger trucks needed. Mr. Obhan stated it is not needed.

Councilman White asked for a clarification.... This is an 'overflow' location. Mr. Obhan stated when additional storage room is required, will store at Shevchenko location.

Vice Chairman Houghton opened the discussion to the Public. No comments or concerns.

Se Kwan Kim - 3851 Park Avenue, Edison, New Jersey - is accepted as a Professional Architect and is sworn in. Mr. Sullivan questioned Mr. Kim:

- Prepared plans dated June 11, 2020.
- Fabricated concrete panel walls.
- Metal joist, trusses and columns.
- Similar build to 111 Snyder Avenue addition.

Vice Chairman Houghton opened the discussion to the Public.

Public - Donna Zelano - 301 Somerset Avenue, South Plainfield - is sworn in. Lives across the street from the addition. Thought wanted to add more to the Snyder building. She has been informed that this hearing is for 334 Shevchenko Avenue and 111 Snyder Avenue will be heard after this case.

Vice Chairman Houghton asked if there were any further questions or comments from the Public. No further comments or concerns.

Anthony Gallerano, PE, PP - Harbor Consultants, Inc, 320 North Avenue, East, Cranford, New Jersey - is accepted as a Professional Engineer and Planner and is sworn in. Mr. Sullivan questioned Mr. Gallerano as a Professional Engineer:

- Prepared the site plans and drawing.
- Described current site:
 - Introduced Exhibit A1 - aerial Google image - site in question outlined in orange.
 - Home Depot behind the site.
 - Across the street, commercial buildings.
 - South-west, mixed use properties.
 - Small residential home in front of property.
 - Rear is a building with a high-rise door.
 - Mixed use property.
 - Pending application to convert home into office. Confirmed by Board Secretary, before the Zoning Board of Adjustment.
- Property is 0.748 acres.
- Located in M-3 zone. Warehouse is a permitted use.
- Proposing:
 - Introduced Exhibit A2 - Color rendering of eleven thousand eight hundred (11,800) square foot warehouse.
 - Circulation will be one (1) way direction.
 - Truck will enter.
 - Back into loading bay.

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- Exit site.
- Eight (8) parking stalls including one (1) ADA stall.
- Stormwater, lighting, landscaping, paving etc. all included.
- Did not add refuse area. Misunderstood that it was inside the building.
 - Will be in the front right-hand corner by the driveway.
- No sanitary sewer. Septic system. If application approved, will submit to Health Department for approval of the Septic System.
 - Did not find any immediate sewer connections. If found, will connect to.
- Two (2) non-conforming items:
 - Lot Area - Minimum forty thousand (40,000) square feet - existing thirty-four thousand fifty-five (34,055) square feet.
 - Lot Width - Required two hundred feet (200') - existing one hundred twenty-five feet (125').
- Three (3) variances required:
 - Side Yard Setback - Required thirty feet (30') - proposing fifteen feet (15') - variance fifteen feet (15').
 - Rear Yard Setback - Required twenty feet (20') - proposing fifteen feet (15') - variance five feet (5').
 - A thirty-five foot (35') buffer between M-3 zone and residential zone is required.

Mr. Sullivan asked Mr. Gallerano if he had reviewed the Bureau of Fire Prevention review letter dated February 7, 2020 and Environmental Commission review letter dated March 19, 2020. Mr. Gallerano stated yes. Mr. Sullivan asked if all items on the review letters be complied with. Mr. Gallerano stated yes, can comply with all items.

Mr. Sullivan asked Mr. Gallerano regarding impact of wetlands or other Environmental issues. Mr. Gallerano stated there was an EcoScience investigation and there is no indication of wetlands or impact to wetlands. Does not need to go to DEP for Interpretation.

Mr. Sullivan asked Mr. Gallerano regarding Stormwater Management. Mr. Gallerano stated did submit Stormwater Management. However, will have to do some modifications due to the Board Engineering letter. Will correct, Stormwater and water quality features.

Mr. Sullivan asked Mr. Gallerano regarding tree removal plan. Mr. Gallerano believes it is not required. There is a requirement for tree replacement but it is under subdivision - Section 514-15-49:64. Mr. Bucco stated that the Board has routinely requested tree replacement, whether it is subdivision or site plan, if mature and healthy trees being removed. Though the Ordinance does say subdivision, but the Board has the jurisdiction regarding the tree replacement plan. Mr. Sullivan asked Mr. Gallerano if this can be submitted. Mr. Gallerano stated yes it can be done and submitted.

Mr. Sullivan asked Mr. Gallerano if the shrubs can be identified on the plan. Mr. Gallerano stated yes. Also on the Board Engineers letter, there was a comment regarding extending evergreen tree line. Will agree to do so.

Mr. Sullivan asked Mr. Gallerano to address the buffer requirement. Mr. Gallerano stated that the Ordinance requires a thirty-five foot (35') buffer between M-3 zone and residential zone. Property next door is two (2) residential properties. Most properties on the street are commercial. Will extend evergreen line between this property and the residential property.

Mr. Sullivan asked Mr. Gallerano to address lighting. That the light is spilling into the adjacent property. Mr. Gallerano stated it will be corrected.

Mr. Sullivan stated that the Middlesex County Public Health Department has no objections.

Mr. Sullivan begins to review Mr. Bucco's review letter. Mr. Gallerano will address the comments that have not been addressed to this point.

- Page 2 - Parking - questioned industrial or warehousing for parking. Mr. Sullivan stated warehousing.
- Page 3 - Trees - addressed.
- Page 4 - Septic System - will do all items listed. Will have to contact Middlesex County.
 - May change from a bed system to a trench system because of setbacks.

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- Mr. Bucco stated that on the plans, it indicates a sanitary system easement. Asked where does it go and is it close enough. There is a connection by the railroad. Mr. Gallerano has not located one. Will do further investigation to see if they can access the system. Did not want to walk on other properties without permission. Mr. Bucco recommended that if this application is approved, the Applicant is to exhaust every option to connect to the sanitary sewer.
- Page 4 - Will comply with all comments from the Fire Marshall.
- Page 6 - Will provide a refuse and recycling area.
- Will comply with all other items.

Mr. Bucco confirmed with Mr. Gallerano that they can comply with lighting. Mr. Gallerano stated yes.

Mr. Gallerano stated there was a comment regarding moving the driveway. Will have to eliminate one (1) parking spot to do so. Still in compliance. Will increase as much as possible. Will generate parking variance. Has four (4) employees at one (1) time.

Mr. Bucco asked if there is any contamination onsite. Mr. Gallerano does not know. Mr. Sullivan stated did submit RTP Environmental Association letter March 13, 2020. It is sighted that the property is partially contaminated by the Home Depot sight. Recommending to install a vapor barrier under the building as protective measure. Have provided detail. Mr. Bucco asked if there is a LSRP monitoring the situation. Mr. Sullivan stated correct.

Mr. Bucco mentioned that there are two (2) concrete manholes that does not know what they are. Asked Mr. Sullivan. Mr. Sullivan stated believes that it is a septic system. Mr. Bucco asked to have it identified on the plans. Mr. Gallerano will do. Sheet 2 shows the two (2) man holes. Mr. Bucco asked if working with LSRP with any type of contact regarding the man holes and septic system. Mr. Gallerano stated that the LSRP will have to monitor the system. Mr. Bucco stated will be coordinating with LSRP with the underground detention system. Mr. Gallerano stated they will do so.

Mr. Pedersen asked who the LSRP works for. Mr. Sullivan stated RTP Environmental Associates Inc. Mr. Pedersen asked if the LSRP is for the neighboring site. Mr. Sullivan stated he is writing on behalf of JRB Properties, LLC. Does not really know but will get the answer. Mr. Pedersen asked if the letter is signed by a LSRP. Mr. Sullivan stated yes, and read the name. Mr. Pedersen stated if this was a residential site, there would be no LSRP.

Vice Chairman Houghton opened the discussion to the Public. No questions or comments.

Elizabeth Dolan - Dolan & Dean Consulting Engineers, 181 West High Street, Somerville, New Jersey - is accepted as a Traffic Engineer and is sworn in. Mr. Sullivan questioned Ms. Dolan:

- Prepared Traffic Study dated March 12, 2020.
- Followed methodology of the Institute of Transportation Engineers (ITE).
- Small warehouse.
- Trip generation is based on building area.
- Small employee population at location.... Four (4) employees.
- Truck movement - ten (10) truck movements during peak hours.
 - Morning peak hours - five (5) entering and five (5) exiting.
 - Afternoon peak hours - two (2) entering and seven (7) exiting.
 - Peak hours - 8-9 am and 5-6 pm.
 - All other hours much less trips.
 - Small use. Small generator.
- Per ITE, six (6) parking spaces are required. Providing eight (8).
- Discussion regarding driveway changes that may reduce parking to seven (7). Still meet requirement...
- Site designed to accommodate a WB50 vehicle.

Mr. Bucco asked Ms. Dolan on page 12, to address his comment. Ms. Dolan can provide the proper signage. Mr. Bucco asked to confirm the figures on page 6. Ms. Dolan stated will do so along with Mr. Gallerano.

Anthony Gallerano, PE, PP - Harbor Consultants, Inc, 320 North Avenue, East, Cranford, New Jersey - is accepted as a Professional Engineer and Planner and is sworn in. Mr. Sullivan questioned Mr. Gallerano as a Planner:

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- Requesting three (3) variances - Side Yard Setback, Rear Yard Setback and Buffer.
- Buffer - Required thirty-five feet (35') between commercial and residential.
 - Property on right functions as a commercial property.
 - Will provide additional screening. Additional evergreens along property line.
- Two (2) C2 variances:
 - Purpose G and M:
 - G - provide sufficient space.
 - M - provide proficient land.
 - Negative Criteria:
 - Other commercial properties in the zone.
 - No detriment to the neighboring properties.
 - No negative impact surrounding properties.
 - No negative impact to the purpose of zone and zone plan.

Mr. O'Grodnick asked what is the surrounding commercial uses. Mr. Gallerano stated Welco Industries. They provide textile bedding products. Large garage that extends across the back of the property. Three (3) overhead doors. Large portion of the back area is paved. Last time there, no activity. Approximately 3/4 of the property commercial.

Mr. Pedersen stated familiar with property. It was a construction company and the house was to be an office. Not a mix use. Was approved as commercial. Was not in with the current owner, but with the previous owner and the house was office space... conference room, lunch room, etc.

Mr. O'Grodnick stated was at the hearing for the neighboring property. Confirmed house as office space.

Mr. Sullivan summoned up the application. Will be eliminating a non-conforming use and replace with a permitted use... warehouse. In an industrial zone. Site will be cleaned up. Esthetics to be improved. Satisfied parking. No variance for coverage. Applicant Professionals to work with Board Professionals.

Vice Chairman Houghton opened the discussion to the Public. No comments or concerns.

Vice Chairman Houghton called for a motion of **approval**. Councilman White made motioned, seconded by Mr. Pederson. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Gzenda; Mr. Pellegrino; Mr. Pedersen and Vice Chairman Houghton. Those oppose: None.

Vice Chairman Houghton called for a recess.

Vice Chairman Houghton called the meeting to order.

Old Business: None.

Committee Reports:

- A. Street Naming Committee – Bob Ackerman - absent.
- B. Environmental Committee – Rich Houghton & Bryan Bythell - report progress.
- C. Council Reports – Councilman White – Aldi's to open mid to late December. Closing current location in mid-December.
- D. Mayoral Updates - Mayor Anesh – report progress.

Minor Site Plan: None.

New Business: None.

Correspondence: None.

Audience Comments: None.

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Executive Session: None.

Adjournment: 8:44 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary