

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
June 8 2021**

Roll Call:

Present:

Mayor Matthew Anesh
Council President Derryck White
Gerry Butrico
Brian Bythell
Suzanne Lepore, Alt. 1
Michael Pellegrino
Vice Chairman Rich Houghton
Chairman Bob Ackerman

Absent:

John Mocharski
Jack Pedersen
Divon Pender, Alt. 2

Also Present: Matt Flynn, Esq.; Stanley Slachetka, PP; Bob Bucco, PE, CME, CPWM;

Chairman Ackerman opened the meeting at 7:00 pm at the Borough of South Plainfield Council Chambers stating that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer, The 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: September 22, 2020

Chairman Ackerman called for a motion of **approval** for the above-mentioned Minutes. Council President White made motion, seconded by Vice Chairman Houghton. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Mr. Bythell; Ms. Lepore; Mr. Pellegrino; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

Resolutions: None

Current Files: None

Informal Hearings: None

Public Hearings: (1 Commercial)

A. Case #804 – 85 Tyler Partners, LLC

Block 467.01; Lot 33; M-3 Zone
85 Tyler Place

The Applicant is requesting Preliminary and Final Site Plan Approval to use the property for storage of rental equipment, warehousing and office space.

Nicole Magdziak, Esq. - Day Pitney, LP - One Jefferson Road, Parsippany, New Jersey - attorney for the Applicant addressed the Board. Seeking Preliminary and Final Site Plan Approval for 85 Tyler Place. Located in M-3 zone. Currently, developed. Building previously occupied by a trucking company. Not proposing any site changes. Current site has a building, outdoor storage area, stormwater management and landscaping. One (1) witness... Representative of the Applicant.

Liam Sullivan - 817 South 17th Street, Philadelphia, Pennsylvania - Ms. Madgziak questioned Mr. Sullivan:

- Employed by El Tara Property Group - 85 Tyler PI, LLC is a subsidiary.
- Involved in Industrial for four (4) years and Development of Properties - fifteen (15) years.

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- Proposing a facility for United Rentals - Onsite Solutions.
 - Port-A-Potties and other job site cleaning products for job sites and / or event space.
- Outdoor area will be used for storage.
- Presented Exhibit A1 - Survey of property with outdoor storage area highlighted in red.
 - Pointed to the area of outdoor storage.
 - East side and rear of building.
 - Fence and landscaping.
 - Paved surface.
 - No gate in front.
 - Seasonal items.
 - Trailers for 'formal bathrooms'.
 - Screen buffer to the front - fence and landscaping.
- Maintenance:
 - Onsite stored empty.
 - Go to job site / event location. Get 'pumped out' at job site. Average, one (1) pump out per week for ten (10) people.
 - Loaded onto truck.
 - Brought back to site.
 - Cleaned on outside.
 - Inside is cleaned - not the basin. Basin gets a blue sanitizing tablet.
 - Chairman Ackerman asked if the waste product returns to the site. Per Mr. Sullivan, no. A pump truck removes the waste prior to removing the Port-A-Pottie from site.
 - Chairman Ackerman asked if the pumping truck is stored on the property. Mr. Sullivan stated no, it is a separate company.
 - Start with three (3) trucks onsite.
 - If successful, add more. Maximum of twelve (12) trucks.
 - Begin at 5:30 am.
 - Service area - forty-five (45) miles in any directions.
 - Storage Solutions stagger sites ninety (90) miles from other sites.
 - Return before rush hour.
 - Twenty (20) employees.
 - Five (5) to six (6) employees in the office - sales, clerical, accounting staff.
 - Deliveries - Consumables - tablets, cleaning products, toilet paper. Approximately, one (1) to two (2) truck deliveries per day.
 - No public access.
 - No showroom.
 - Orders are placed online or telephone.

Chairman Ackerman asked if vehicles will be serviced at the site. Mr. Sullivan stated no. Chairman Ackerman stated there are garage doors. Will not be doing any work on site.

Chairman Ackerman asked if the property goes beyond the fence line along the 'open field'. Mr. Sullivan shows the property line on Exhibit A1. Per Mr. Bucco, the fence line is the property line. Chairman Ackerman continued... concerned regarding the large trees in the area. It is determined they are on the adjacent property. Chairman Ackerman stated believes that the neighbors would like the trees to remain as a buffer to the new housing development.

Ms. Magdziak asked Mr. Sullivan to review Najarian Associates engineering review letter:

- No loading area. All on the ground.
- Port-A-Potties are one hundred (100) pounds.

Mr. Bucco asked if there will be striping. Mr. Sullivan stated not planning to do any striping.

Mr. Bucco stated that the start time was 5:30 am. Asked when is closing time. Mr. Sullivan stated 3:30 - 4:00 pm the trucks will be returning. Before rush hour.

Mr. Bucco reiterated... five (5) office employees. Service area within forty-five (45) miles.

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Mr. Bucco stated the red area is the storage area including drainage basin. Would like it segregated. Does not want anything over top of stormwater management system. Would like the area designated. Mr. Sullivan stated can put wheel stops. Mr. Bucco stated there are concrete pads. Assumed for domestic waste and recycle. Mr.

Sullivan stated the previous tenant used one (1) pad for a roll-off. The other two (2) were for bulk sand and bulk gravel. The actual refuge containers are in the front.... Five (5) yard tote. Would use the same. The pads would be used for storage.

Mr. Bucco stated there are eight (8) parking spaces being removed. Mr. Sullivan stated required to have twenty (20) parking spaces. Will have twenty-one (21) spaces. Mr. Bucco stated that there is still adequate parking for the site.

Mr. Bucco asked regarding power washing.... Inside or outside. Mr. Sullivan stated outside. Basin is a solid container. No drain or plug. When power wash, some water does go in. Will not be dumped out. The fluid will remain... approximately one (1) gallon.

Mr. Bucco stated the east side of the fence is in disrepair. Mr. Sullivan stated will repair.

Mr. Bucco asked for the landscaping onsite to be 'cleaned-up'.

Mr. Bucco stated is assuming existing lighting is sufficient. If Application is approved, would like to do a site visit with the Applicants Engineer with a light meter to make sure the lighting meets the current Borough standards. Mr. Sullivan agreed.

Mr. Slachetka apologized for getting his report out today. Ms. Magdziak and Mr. Sullivan are given a copy. Mr. Slachetka stated many items are items that are on Mr. Bucco's report.

Mr. Slachetka questioned the waivers for site plan application. Ms. Magdziak stated that the survey that was submitted as Exhibit A1 has lighting and utilities listed. Would like to use that as a site plan. Mr. Slachetka requested to receive a full size of Exhibit A1. Ms. Magdziak stated will forward one (1) to him.

Mr. Slachetka stated that a waiver for an Environmental Impact Statement was requested. Has no objection. Usually refers to Engineering. Mr. Bucco stated refers to the Environmental Commission report. Board Secretary confirms that a report has not been received.

Mr. Slachetka stated that there was a previously granted use variance at this site. Asked Ms. Magdziak if this use is the same. Ms. Magdziak stated it is a similar use. This use is storing of their equipment that is being rented out. Essentially more of a warehouse. Prior Applicant used the site for their construction company. They would store their equipment. Not expanding the previous use.... More of a permitted warehouse use.

Mr. Flynn explained to the Board Members that the questions regarding use is to establish jurisdiction between the Zoning Board and Planning Board. Zoning Board granted the D use in 2004. If the Applicant testified that the use is not expanding, the Planning Board can exercise their jurisdiction. Ms. Magdziak asked Mr. Sullivan if the Applicant is planning to expand the use. Mr. Slachetka added change the use in any way. Mr. Sullivan stated no.

Mr. Slachetka reiterated that there are twenty-one (21) parking spaces. Asked Mr. Sullivan if the parking calculation was done by the square footage of the building. Mr. Sullivan stated yes. Mr. Slachetka asked for the breakdown of the inside of the building. Mr. Sullivan used Exhibit A1 - pointed to the longer building area. Stated existing office space.... Eight (8) offices, a center area of cubicles, a conference room and a kitchenette. Rear space two (2) chain link fence in area for storage. Mezzanine storage area. Mr. Slachetka asked if the existing layout of the interior will be changed. Per Mr. Sullivan, no.

Mr. Slachetka asked to review the storage area of Port-A-Potties. Mr. Sullivan stated there is a fence in place as well as landscaping. The fence has slats. Fence facing Tyler Place is a chain link fence with landscaping in front of it. No intention to add more landscaping. Has been maintained. Chairman Ackerman stated that the grass is two feet (2') high and bushes need trimming. Mr. Sullivan stated will address once they own the property.

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Mr. Slachetka asked if there are any signage changes. Mr. Sullivan stated that there is a painted sign on the wall referencing the previous tenant. Not proposing any signage. Mr. Slachetka asked if the Applicant is proposing any lighting change. Mr. Sullivan stated not at this time.

Chairman Ackerman stated that there is a letter from the Fire Marshall and Health Department that state no objections.

Mr. Butrico asked how the Port-A-Pottie would be stored... stacked or on one (1) level. Mr. Sullivan stated one (1) level. They are moved by hand. Trucks are flat beds with lifts. Mr. Butrico asked how many would be stored. Mr. Sullivan stated that currently, they are only onsite for a day or two. Does not believe there will be storage. Mr. Butrico stated that if business is good, there may be twenty (20) employees.... But only twenty-one (21) parking spaces. Mr. Sullivan stated that there are twenty-nine (29) spaces onsite currently. Showing eight (8) spaces for storage. Striping will remain. Can be used by the cleaning crew if needed. Will move any stored Port-A-Potties in those areas for parking if need be.

Mr. Bythell asked if there will be storage of other products besides cleaning products. Mr. Sullivan stated consumables.... Cleaning products, disinfectant, toilet paper, hand soap and hand sanitizer. Mr. Bythell clarified any industrial hazardous products. Mr. Sullivan stated no.... Simple Green does come in a concentrated amount. Nothing other than that.

Chairman Ackerman opened the meeting to the Public. No comments or concerns.

Chairman Ackerman asked if the area in the rear is a basin. Mr. Bucco stated yes, it is a basin with a trench and seems to be working well. Would like the area protected.

Mr. Flynn stated that bollards to be placed by the basin. Mr. Sullivan asked if wheel stops be used instead. Mr. Bucco stated that they can work that out.

Chairman Ackerman called for a motion of approval for Preliminary and Final Site Plan Approval with waivers for recycling, stormwater management, traffic, environmental, lighting and landscaping. Council President White made motion, seconded by Ms. Lepore. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Mr. Bythell; Ms. Lepore; Mr. Pellegrino; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

Old Business: None.

Committee Reports:

- A. **Street Naming Committee** – Bob Ackerman – no available streets currently.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell – report progress.
- C. **Council Reports** – Council President White – New restaurant - Teriyaki One - Japanese restaurant that will be next to Chipotle. Spoke to ShopOne, LA Fitness back in negotiations. Fitness19 some negotiations. New preparatory school - Hanes Preparatory School - yellow house on Front Street. Council relaxed outdoor dining.
- D. **Mayoral Updates** - Mayor Anesh – report progress.

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments: None

Executive Session: None

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Chairman Ackerman stated that the next Meeting will be July 27, 2021. Council President White stated that a meeting may need to be held on June 22, 2021 for an Ordinance review if it is consistent with the Master Plan. Colonial Oaks will not be scheduled until all reviews have been received.... Possibly August.

Adjournment: 7:50 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary