

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
JUNE 27, 2017**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Council President Derryck White  
Brian Bythell; Alt. 2  
Paul Grzenda  
Rich Houghton  
Jack Pedersen; Vice Chairman

**Absent:**

Stephanie Bartfalvi; Alt. 1  
John Mocharski  
Michael Pellegrino  
Peter Smith  
Bob Ackerman; Chairman

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

**Vice Chairman Pedersen** 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:** May 23, 2017 Meeting.

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

**Resolutions:**

- A. Case #779 - Fine Trucking Inc**  
Block 447; Lot 2.02; M-3 Zone  
3461 South Clinton Avenue

Council President White made motion, seconded by Mayor Anesh to accept the above stated Resolution. Those in Favor: Mayor Anesh, Council President White; Mr. Bythell; Mr. Grzenda; and Vice Chairman Pederson. Those Oppose: None

**Current Files:** None

**Informal Hearings:** None

**Public Hearings:** (1)

- A. Case #17-05 - Americon Energy Solutions**  
Block 528.01; Lot 245.01; M-2 Zone  
50 Cragwood Road

The applicant is requesting an amended Preliminary and Final Site Plan approval with bulk variances.

Kevin Morse, Esq – Slavin & Morse - attorney for the applicant addressed the Board. Block 528.01 Lot 45.01 commonly known as 50 Cragwood Road. Existing commercial building with parking area. Seeking preliminary and final site plan approval to install solar panels on the roof and canopy over existing parking area. No proposed changes in the occupancy or use of the commercial building. Requested to check with Board Attorney that the Affidavit of Publication and mailing have been received and in order. Mr. Fisher stated yes and the Board has

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jurisdiction. Mr. Morse continued... three (3) witnesses: Vivek Bhatnager, Principal of Ampericon; Theodore A. Bunker, RA, Architect; and Angelo Valetutto, Engineer and Planner.

Theodore A. Bunker, RA – Ted Bunker Architect, 2232 Old York Road, Trenton, New Jersey – architect for applicant is sworn in and accepted as a Professional Architect. Prepared the plans that are before the Board. Mr. Morse questioned Mr. Bunker:

- Has designed homeowner installations for six (6) to seven (7) years for Ampericon.
- Has designed commercial installations for past two (2) years for Ampericon.
- Sustainable technology.
- Proposed solar panels will generate electricity for the building and then would feed power back into the electrical grid.
- In the evening, the electricity that was feed back into the electrical grid will be drawn upon the building for any electrical need at evening / night.
- Photovoltaic cells. Micro inverter that produce AC power directly.
- All will connect next to existing electrical panel through conduits.
- Some panels will be on the roof of the existing structure.
- Carport installation:
  - Canopy system carries solar panels.
  - Need to be high enough for fire trucks to go under. Therefore, height variance.
  - System is over the parking area.
  - Will provide shade.
  - Generates power.
  - More systems installed locally allows power companies to hold off in building new power plants and new high-tension wires.
    - Mr. Fisher stated that solar panels in an industrial zone is considered inherently beneficial use.
  - Steel framework is embedded in concrete footings. Approximately nine feet (9') into the ground. The deep borings give a better structure for the wind loads and weight of snow.
  - Cut a hole in the existing paving.
  - Use auger to drill down creating a hole in approximately two to two and half feet (2-2.5') in diameter.
  - Bolted system. No welding.
  - Most Fire Marshalls request that the lower edge of the panel to be at least fourteen feet (14'). Also eliminates truck delivery issues.
  - Will follow Mr. Bucco's recommendation of twenty-three foot (23') variance.
  - Not impervious coverage.
  - Will not affect current drainage
- Panels installed at ten (10) degree angle.
- Installed portrait or landscape depending on design.
- Panels sit in a track, clipped and fastened down.
- Micro-converters tucked underneath them. Then feed down through the conduits.
- Panels are never facing north.
- Steeper the angle, more power. However, still receive ninety to ninety-five percent (90-95%) power at a lower angle.
- Panels in the parking will face slightly east.
- Panels on the roof are 'paired'... one facing east the other facing west.

Mr. Morse reviews Najarian Associates review letter dated June 22, 2017 with Mr. Bunker:

- C. Variance / Design Waiver
  - 1. Will supply the correct information
  - 6b. Will comply.
  - 6e. Proposing to remove existing high poles and install distributing LED lighting underneath the canopies so they will throw the light evenly onto the parking spaces and travel areas. LED is more efficient then the high intensity lighting. Will supply information to Mr. Bucco.

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- E. Site Plan Check List Basic Details
  - 4. Only landscaping proposed is the trimming of the trees on the islands so not to interfere with the canopies.
  - Mr. Fisher asked Mr. Bunker if any trees were being removed. Per Mr. Bunker, it is hard to tell. Mr. Fisher continued... if any of those trees trigger tree replacement will you comply? Mr. Morse stated we will work with Mr. Bucco.
- G. Site Requirements / Layout
  - C. Eliminated the ground mounted panels along the front.
- H. Traffic
  - 3. Will comply.
- I. Grading / Drainage
  - 2. Will address with owner and Mr. Bucco.
  - 4. Ramps appear to be compliant.... will know for sure once goes out with surveying equipment to measure.
- L. Utilities
  - 1. Conduits will not interfere with sewer.
- N. Technical Site Comments
  - 8, 9, 10. Will comply. Appears to be seven designated spots. New standards require van accessible. Will comply.
  - Mr. Bucco stated that they will meet the parking standard.
  - 14. Shipping containers belong to an acquaintance of the owner. Not permanent storage. The storage containers will be removed within thirty (30) days.
  - 16. Will comply.

Mr. Bythell asked if the installation of the structure will affect the ground water. Mr. Bunker stated no... the final surface is the same as existing. Only making some holes. No change in runoff. Final grade of the parking lot will not change.

Mr. Bucco stated the deteriorated spots will be repaired.

Mr. Fisher asked if the applicant will comply with the Fire Marshall review letter dated June 16, 2017. Mr. Fisher reads the review letter. Mr. Morse stated they will comply.

Vice Chairman Pedersen stated that the Health Department had no objections.

Vice Chairman Pedersen asked if all items on the Environmental Commission review letter dated June 15, 2017 have been addressed. Mr. Bucco stated yes.

With no further questions from the Board Members, Vice Chairman Pedersen opens the discussion to the public. No public comments or concerns.

Mr. Fisher reviewed the waivers and variance. Item 7 is no longer a waiver request. Variance and waivers requesting:

- Item 14 – Storm Water Management.
- Item 15 – recycling, front yard setback is a pre-existing non-conforming variance, height of accessory structure from fifteen feet (15') to twenty-three feet (23').
- Section 155-64.A. - site plan scale
- Section 155-64.D. - survey – partial.
- Section 155-64.E.- right-a-way.
- Section 154-64.I & L - no longer requested. Will comply to the satisfactory of the Board Engineer.
- Existing buildings within 200 feet... partial.
- Existing physical features within 200 feet... partial.
- Topography... partial.
- Storm Water Runoff Control.
- Engineer's estimate of cost, Performance Guarantees and Engineering Inspection Fees are not waived.

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Mr. Fisher stated that this is a preliminary and final site plan with two (2) core variances: pre-existing non-conforming front yard setback that is not affected by this application and for height of an accessory structure where twenty-three feet (23') is being requested and fifteen feet (15') is permitted.

Mr. Morse stated that their Planner is present and if requested, will testify.

Vice Chairman Pedersen calls to motion to approve preliminary and final site plan with the variances and waivers that Mr. Fisher had reviewed. Council President White made motion, seconded by Mayor Anesh. Those in Favor: Mayor Anesh; Council President White; Mr. Bythell; Mr. Grzenda; Mr. Houghton; and Vice Chairman Pederson. Those Oppose: None.

**Old Business:**

**Committee Reports:**

- A. **Street Naming Committee** – Bob Ackerman – report progress.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. **Council Reports** - Council President White -
  - Raymour Flanagan Outlet pulled permits for construction.
  - Meeting next week with the owners of the shopping plaza where Walgreens was and Bagel Pantry is currently to discuss the possibilities.
- D. **Mayoral Updates** - Mayor Anesh – report progress.

**Minor Site Plan:** None

**New Business:** None

**Correspondence:** None

**Audience Comments:** None

**Executive Session:** None

**Adjournment:** 7:45 pm.

Respectfully Submitted  
Joanne Broderick  
Planning Board Secretary