

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
September 22, 2020**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Councilman Derryck White  
Gerry Butrico, Alt 1  
Brian Bythell  
Paul Grzenda  
Suzanne Lepore  
John Mocharski  
Michael Pellegrino  
Bob Ackerman; Chairman  
Richard Houghton, Vice Chairman

**Absent:**

Jack Pedersen

**Also Present:** Alex Fisher, Esq., Peter Cilitra, PE, Stan Slachetka, PP

**Chairman Ackerman** 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, The Courier News and The Star Ledger and providing the same to the Borough Clerk. Senior Center.

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 #796 – Bridgepoint South Plainfield, LLC**

Block 284; Lot 18: M-3 Zone  
602 New Market Avenue

The Applicant is requesting *Preliminary and Final Site Plan* to construct a 189,059 square foot warehouse which includes a 9,000 square foot office space.

Bob Smith, Esq, Attorney for the Applicant addressed the Board. Seeking preliminary and final site plan to contract a 189,059 square foot warehouse in the M-3 zone with Lehigh Valley Railroad on one side. Two (2) bulk variances - six (6) light fixtures at the rear of the structure where twenty-five feet (25') is required and proposing twenty-nine feet (29') and front yard buffer with regards to location of two (2) signs. Has received conditional approval from Middlesex County Planning Board. Will call on three (3) witness... Mr. Porcek, representing Bridgepoint, Greg Oman, Engineer and Joe Staigar, Traffic Engineer. Mr. Smith calls upon Mr. Porcek.

John Porcek – 1 Gatehole Drive, Suite 201, Parsippany, New Jersey – Executive Vice President and Principal of Bridge Development Partners - New Jersey. Mr. Smith questioned Mr. Porcek:

- Thirty-five (35) years of experience in construction and development field.
  - Twenty-five (25) years of experience constructing warehouses and distribution centers.
- Bridge Development:

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- Founded in 2000 from Chicago.
- Opened several offices including New Jersey.
- Has developed ten million (10,000,000) square feet of warehousing in New Jersey.
- Nationwide Bridge Development has developed thirty-five million (35,000,000) square foot of Class A industrial distribution centers across the country.
- Would like to add South Plainfield to 'portfolio'.
  - Chooses key locations with access and zoned for the project.
  - Will take on environmental and/or geotechnical conditions.
  - Believes in good location.
- No tenant currently for this building.
- Builds buildings 'on-spec'.
- Design distribution center that is versatile.
- When complete, looks for reputable, financially stable tenant.
- Not building an 'Amazon Fulfillment Center' type of building.
- Traditional warehouse/distribution center.
- Low impact.
- Low traffic.
- Will store household goods, consumer goods, clothes, food, non-hazardous material.
- Proposing - using Exhibit A1 – colorized site plan:
  - Total square footage – one hundred eighty-nine thousand fifty-nine (189,059).
  - Automobile parking in the front and western side of the facility.
  - Thirty-eight (38) trailer docks in rear – north side.
  - Seventy (70) trailer spaces in rear.

Chairman Ackerman announced that all exhibits and plans for the Public have been placed in the rear of the room by the cabinets.

Mr. Smith confirmed with Mr. Porcek that the exhibit is a colorized version of the plans before the Board.

Mr. Porcek continued:

- Proposing - using Exhibit A1 – colorized site plan and introduced Exhibit A2 – Color elevation rendering – color rendering of the plans before Board Members.:
  - Retention basin on west side.
  - Forty feet (40') high building.
  - Pre-cast concrete.
  - Gray series of colors.
- Hours of operation – 7 am to 7pm – 6-7 days per week.
- One hundred forty-seven employee parking spaces.
- Environmental condition of property:
  - Seller has been cleaning property oversights by LSRP with the DEP program.
  - Last item is to have project built. Will be the 'cap'.... Building, concrete, asphalt, landscaping.

Councilman White stated that the building is being built 'in-spec'. How can testify what products will be in the warehouse without tenant. Mr. Porcek stated that Applicant speak with tenants that do not have hazardous type of materials. Various previous warehouses have leased these types of tenants.

Mr. Grzenda stated there are no limitations on what is being put in the building and tenant constantly changes. Mr. Smith stated that Mr. Porcek gave examples of type of tenants. However, there can be a tenant for ten (10) years and then can change. The tenants are governed by the building, site plan approval, fire codes and Uniform Construction Code. Mr. Porcek stated the building will be fully sprinklered.

Mr. Grzenda stated a tenant can have a certain volume of activity and it meets all codes. Mr. Smith stated does not have an answer and does not know how South Plainfield handles change of tenants. However, in Piscataway they have a CCO process – Certificate of Continued Occupancy. As part of the CCO, the parking is checked for adequately, landscape did not die, lights in place. Usually, a box checked on a Zoning Permit. This is a way to guarantee that the building is not over used.

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Chairman Ackerman asked how many tenants are expected. Mr. Porcek stated one (1) to two (2) tenants.

Mr. Fisher asked Mr. Smith if the Applicant will accept as a deed restriction no hazardous material storage. Mr. Smith would have to ask. However, there are household cleaners that are considered hazardous. Suggests as a deed restriction state that any tenant would have to conform to the National Fire Prevention Code and local building codes. Mr. Fisher asked Mr. Smith if he will work with the Borough Professionals with a deed restriction. Mr. Smith agreed.

Mr. Bythell asked regarding the seventy (70) trailer parking, will the trailers be storing product or be empty. Mr. Porcek stated they are being proposed as empty trailers. Not proposing any outdoor storage. Tenants do not like to store products in trailers.... Susceptible to theft. All empty.

Councilman White asked for testimony regarding other projects with residential lots in the vicinity. Mr. Porcek stated building a project off of Route 22 in Phillipsburg... old Ingersoll Rand building - three hundred sixty-five (365) acres, constructed four (4) buildings to this point with residential areas on the perimeter. Has berming, landscaping, smart planning like trailer parking in the rear of the site away from residents. Planning the site accordingly. A logical civil plan.

Mr. Slachetka asked if there will be a single tenant or multiple tenants. Anticipates one (1) or two (2)... there two (2) office spaces.

Gregory Oman – Menlo Engineering – 261 Cleveland Avenue, Highland Park, New Jersey – is sworn in and accepted as a Professional Engineer. Mr. Smith asked Mr. Oman to describe the existing site and surrounding uses and the proposal.

- Using Exhibit A3 – Colorized Existing Condition aerial photo.
  - 20.7 acres.
  - Block 284, Lot 18.
  - M-3 Zone – Industrial Zone.
  - Permitted use.
  - Along New Market Avenue.
  - South – Residential homes.
  - North – Lehigh Valley Railroad and then the Bound Brook.
  - West – Bound Brook.
  - East – Peak Equipment – frontage on New Market Avenue.
  - Previously developed with four (4) buildings totaling thirty-seven thousand (37,000) square feet.
  - Single mean of access from New Market Avenue with parking and driveways.
  - Western end of property – sanitary sewer easement. With pump station.
  - Drains east to west.
  - During storms New Market Avenue floods.
  - Entire property except by the pump station all fall in the flood plan of Bound Brook.
    - Will describe how will construct in a flood plan shortly.
- Using Exhibit A1 - Proposing:
  - Two (2) full maneuvering driveway access to New Market Avenue.
  - Five foot (5') wide concrete sidewalk – entire frontage.
  - Two (2) compactors – one (1) each at western and eastern most end of truck dock.
  - One hundred eight-nine thousand fifty-nine (189,059) square foot.
  - Two hundred seventy-four (274) parking stalls – 10' width X 18' depth.
    - Nine (9) stalls ADA compliant – closes to the main doors.
  - Stormwater Management:
    - Disturbing more than acre onsite and increasing impervious coverage – classified as Major Development for Stormwater Management.
      - Must meet three (3) criteria's:
        - Rate of runoff – water leaving site.
        - Water quality – water runoff from building is considered clean. Water runoff where vehicles park is considered dirty water.

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- Ground water recharge – water volume that perks into the ground must meet or exceed the current condition.
- Underground inlets and piping. Conveys runoff east to west direction.
  - Roof drainage ties into this system.
  - Water runs into trenches then goes into the ground – clean water.
- Remaining runoff continues to proposed basin.
  - Extended retention basin.
  - Rate of runoff – must require reduction.
  - Releasing water in very slow rate due to current flooding condition.
    - Two (2) year storm – must reduce by fifty percent (50%). Will reduce by seventy-nine percent (79%).
    - Ten (10) year storm must reduce by twenty-five percent (25%). Will reduce by seventy-five percent (75%).
    - One hundred (100) year storm must reduce by twenty percent (20%). Will reduce by sixty- seven percent (67%).
  - Water Quality:
    - Ground water fed with vegetation.
    - Will provide ninety percent (90%) removal rate.
  - Flood Plan:
    - DEP did study of Bound Brook. Flood elevation is 65.2.
    - Per code, finished floor elevation must be one foot (1') above flood plan.
      - Building to be at 67.
    - Volume of storage must be met or exceed.
      - Met with DEP and Board Engineer.
      - Volume calculations show providing more volume onsite for flooding then what exists today.
- All utilities from New Market Avenue – sanitary, water, electricity and gas.
- LED light fixtures through entire development.
  - Sixteen (16) freestanding light fixtures. Ten (10) are 24.5' feet high.
  - Twelve (12) wall mounted light fixtures. Twenty-five feet (25') high.
  - All one hundred twenty-four (124) watt LED.
  - Variance for six (6) rear lights. Asking twenty-nine feet (29') where twenty feet (20') is allowed.
    - Distance from the face of building across docks, drive isle, parking area to the back curb is one hundred ninety feet (190'). Pointing down. Do not get minimum of .5 foot candles.
- Thirty foot (30') buffer is required due to residential area.
  - Evergreen trees and heavy landscaping – will block head lights from parking on the southern side of building. Parking is lower than buffer.
  - Per Code, if providing a thirty foot (30') buffer, the landscape material is to be installed within the first twenty feet (20'). Show plantings in entire thirty foot (30') buffer.
- Each driveway – thirty-two foot (32') monument sign.
  - Falls within buffer – variance.
  - Safety concern – if behind buffer, will not be seen. Does not want trucks to miss and then turn around in residential area.
- Have conditional approval from Middlesex County Planning Board.
- Have Freehold Soil approval.
- Have NJDEP Flood Hazard Verification.
  - Working on Individual and General Permits.
- New Market Avenue is a Municipal Road.
  - Will provide a dedication to Borough if needed.
- Sewer easement does allow Borough access.
- Room for turning radius for WB 62.
- South-east corner, adjacent property has two (2) driveways... one (1) at an angle. Discussions with adjacent owner. Will eliminate driveway.

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Mr. Smith asked Mr. Oman if he had reviewed T&M Associates, dated January 3, 2020. Mr. Oman stated there is nothing in the report that they cannot agree too.

Mr. Slachetka asked if the trailers will be used as storage. Mr. Smith stated Mr. Porcek addressed that question. No storage in the trailers.

Mr. Smith asked Mr. Oman if he reviewed the Najarian report of March 14, 2020. Per Mr. Oman, does not have any issues with his report. Mr. Oman continued that there were many meetings to discuss issues prior to the meeting to make the plan 'as clean as possible'. All agreed.

Mr. Bythell asked for additional information regarding signage. Per Mr. Oman, proposing two (2) monument signs – 32 square feet – 5.3' tall. Allowed 6'. Set 15' back from right-of-way. Not internally luminated. Will have flood light. Not intrusive.

Mr. Mocharski stated a concern that the headlights of the trucks will be into the residential homes. Would like to see some options to block those headlights. Mr. Fisher asked fencing or plantings? Mr. Mocharski stated yes. Mr. Smith stated that they are willing to enhance landscaping and/or fencing at the Applicants cost to the neighbors affected by headlights.

Councilman White is concerned regarding the noise that may affect the neighbors. Mr. Oman stated with the buffering in front will be twelve feet (12') to fourteen feet (14') tall. The loading activities will be in the back. There is a New Jersey state sound ordinance. Does not see an issue. Will comply with the noise ordinance.

Councilman White reiterated that there was testimony that hours of operation are 7 am to 10 pm. Mr. Fisher asked if a condition would be accepted to limit the hours of operation. Per Mr. Smith, no... does not know who the tenant will be. Therefore, do not know their hours of operation. Standard operating hours for a warehouse is 7 am to 7 pm. Expecting that will be the same, but cannot accept as a condition. Middlesex County Health Department can be contacted after a complaint is recorded. They will come out and measure the sounds.

Mr. Ackerman stated that there are many warehouses operating seven (7) days per week and can hear trailers being moved. Does not want this to happen at this site. Mr. Smith stated call the Health Department... 'the law is the law'. However, the design of the site has the truck activity in the rear away from the residents. Building is a 'noise wall'. Mr. Ackerman asked if the operation must be seven (7) days per week. Mr. Smith stated does not know until a tenant is signed.

Councilman White questioned why can solicit companies with certain products, but cannot do so with operating hours. Mr. Oman stated that he cannot say there will never be a time that someone operates a bit later. Not a fulfillment center. Does not want to state cannot operate during certain hours... seasonal. Councilman White reiterated that the Applicant will try to solicit tenants within the parameters but there may be times they will have to work out of those parameters.

Mr. Grzenda stated that during flooding times the road is blocked off. What advantage is there to have the building on this site. Mr. Oman stated that the road does flood. Working with Engineers and DEP, exceeding flood volume onsite for the Bound Brook Flood Plan. Will create an additional volume onsite to help alleviate the flood. Mr. Smith stated that a developer in the State of New Jersey must retain water onsite such that the rate of run off is less then if it was undeveloped. Will not solve the flooding on New Market Avenue but will make it better due to the onsite storage with a gradual release.

Ms. Lepore asked regarding the purpose of the basin. Mr. Oman stated it not only holds the runoff but will provide an area for some storage of the Bound Brook. Ms. Lepore asked if the driveway can be redone so the driveway can be on an angle so the homes across the street do not get the head-on of headlights. Mr. Oman stated will have Traffic Engineer address.

Mr. Fisher asked if there were any discussions between the Borough and Applicant regarding an easement. Per Mr. Smith, yes. The Borough would like an easement to the rear of the property to provide some future storm drainage improvements. Willing to do so assuming it does not affect operations and that it is a traditional easement. Mr. Fisher stated it is a traditional drainage easement with pipes. Mr. Smith stated he does not know if

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it involved pipes. Right to use the land is acceptable. Mr. Fisher stated that the Borough is not requesting the Applicant to fund the easement. Mr. Smith that the owner agreed to the easement.... Not to affect operations... pipe underground. There is specific verbiage.

Joseph Staigar – 245 Main Street, Chester, New Jersey – Dynamic Traffic, Principle – is sworn in and accepted as a Professional Traffic Engineer. Mr. Smith questioned Mr. Staigar:

- Prepared Traffic Study.
- Made revision to address Board Engineers comments.
- Latest version – November 26, 2019.
- Traffic Impact Study:
  - Existing condition, projecting amount of traffic due to the change, site works safely.
  - Took traffic counts in May and November 2018 – pre-pandemic counts.
  - Checked with Planning in regard of any approved development not built yet that may affect traffic.
  - South Clinton Avenue along New Market Avenue to Pulaski Street to Hamilton Boulevard.
  - Knows traffic will increase... per annual growth – 1%.
  - Used 1% growth for two (2) years.
  - Projected amount of traffic.
  - Viewed 'middle of the road' warehouse.
  - Peak hours – 7 am – 9 am and 4:30 pm – 6:30 pm.
    - Will generate fifty (50) vehicle trips per hour.
      - Seven (7) to eight (8) will be truck traffic hourly.
  - Good dispersion of traffic.
    - I287 to south.
    - I78 to north.
    - Hamilton Boulevard will bring you to I287 south bound.
    - South Clinton Avenue will bring you to I287 north bound.
    - General flow, four (4) directions.
  - Analyzed intersection
    - Will increase by one (1) second.
  - Acceptable level of service – B – C - D range.
  - Site Plan.
    - Exceed ordinance for parking.
    - Will operate safely.
- Planning:
  - Lighting:
    - Can conform the standards if lower the lights but will need more.
    - Railroad only see the lights in the rear. No detriment to raise the height of the lights.
    - Beneficial layout.
    - No light poles in the parking area.
  - Sign:
    - Need directional.
  - Believes both can be granted without detriment.

Chairman Ackerman asked to review the traffic flow to the site... mentioned four (4) way. Sees it two (2) way. Trucks exit I287 exit 4 will travel Durham Avenue to Hamilton Boulevard to South Clinton Avenue to New Market. Trucks only able to make a left into site, right out of site. If coming off Route 22 or Route 78, will come down Washington Avenue to New Market Avenue. Again, trucks will be making a left in, right out. Trucks cannot go the other way to get out of site. Mr. Staigar questioned that trucks cannot use Hamilton to Route 287. Chairman Ackerman stated Hamilton Boulevard is not a truck route. Once you reach Durham to Hamilton, trucks must make the left onto Hamilton and follow the truck route. Cannot travel through town to New Market. Mr. Staigar stated he was unaware that Hamilton Boulevard was not a truck route. Only seven (7) to eight (8) trucks per hour. Doubled amount of traffic for study. Looked at one hundred (100) trucks for count. Still within good level of service. Chairman Ackerman stated it is a very busy road. Can foresee trucks making the turn will back up traffic. Mr. Staigar stated seven (7) to eight (8) trucks per hour.... One (1) every nine (9) minutes. Are permitted use. Not generating additional traffic then what was anticipated from the Master Plan.

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Chairman Ackerman asked if Mr. Staigar has reviewed the letter from Traffic Safety. Mr. Smith stated has not seen it. Mr. Smith was handed a copy of the review letter by the Board Secretary.

Chairman Ackerman advised Mr. Smith that will take a ten (10) minute break to allow time to review the letter.

Chairman Ackerman called the meeting back in order.

Mr. Smith thanked Chairman Ackerman for the opportunity to review the letter.

Mr. Staigar stated that the letter mentioned that the number of traffic utilized may be understated. Used Institute of Traffic Engineers trip generating rates. The standard. Believes generating less traffic then listed on the ITE. Does not know why he feels the projection is incorrect for the site. Borough Engineer had reviewed the Traffic Report and agreed with the means used for the study. Mr. Smith summarized the letter that it is hard to believe that the numbers are accurate with one hundred seventy-four (174) parking spaces and thirty-eight (38) truck stalls. The ordinance requires one hundred forty-three (143). The Borough standard is one (1) parking for four hundred (400) square feet. Meet parking requirement. Mr. Staigar stated there is no direct relationship between trip generation and parking spaces. There are shift changes. People will be coming at different times. Mr. Smith stated that agreed to a post occupancy study after one (1) year of occupancy. It is a condition of approval. If there is an issue, will be back to the Board to address. Chairman Ackerman stated that the Board does understand how the numbers are calculated. The letter is based on what they see every day, doing their jobs, traffic flows, accidents, etc. That is what he believes is his concern. This is a point of view from Police Officers.

Mr. Slachetka stated that the Borough Ordinance is one (1) parking stall for two hundred (200) square feet of office space. Due to the industrial use, the office is an accessory to the use. Therefore, one (1) per four hundred (400) square feet was used. Whichever way you calculate the office space, the site does exceed the parking requirement.

Mr. Porcek stated that the site allows fifty percent (50%) coverage. The proposed building is twenty-one percent (21%) coverage. Site is less than half of the intensity it can be.

Ms. Lepore reiterated her previous question; can the driveway be angled so the headlights do not go directly into the resident's home. Mr. Staigar stated that would fill in a portion of the basin. Mr. Smith asked if there are safety issues. Mr. Staigar stated would have to come perpendicular to New Market.... An 'S' turn. Mr. Porcek stated that would take up too much of the basin which would not be beneficial. Will work with property owner regarding the lights.

Councilman White asked if the turning radiuses have been relooked at since the trucks can only make the left in, right out and cannot go to Hamilton Boulevard. May have to cross double lines and onto oncoming traffic. Mr. Porcek stated the driveways are wide enough with sufficient turning radius to accommodate left or right turn.

Chairman Ackerman opened the discussion to the Public. Advised the Public this is only for questions.

Dennis Hado – 200 Amboy Avenue, South Plainfield, New Jersey – is sworn in. Mr. Hado asked without knowing who the tenant will be, could it be possible that all thirty-seven (37) trucks bays will have a 7:00 am start time. Leaving all within the same hour. Mr. Porcek stated it is possible, but not probable. Mr. Hado continued... New Market is a narrow road. Per Mr. Porcek, two (2) lane road, thirty feet (30') from curb to curb. Mr. Hado is concerned that the trucks cannot make the turn. Per Mr. Porcek, the curb radius for the driveway is wide enough to make the turn. Mr. Hado asked if one-way traffic was ever considered. Mr. Porcek stated did look into it but people not always read the signs. They will go out the same way in. Mr. Hado stated that would help with the headlight issue. Having trucks come out of the east side, which is across from Rio Street and dog park. Mr. Staigar stated that would have trucks coming in on the westerly side. Mr. Hado stated yes. Mr. Staigar continued... when truck drivers want to back up, they want to back up on the driver side. Mr. Hado responded that the site is not laid out correctly. Mr. Porcek stated yes, it is. Mr. Hado stated shouldn't there be a turning lane. Trucks will be stacked and blocking traffic. Emergency vehicles will not be able to get past. Believes the roadway should be expanded. A fire truck would not be able to get past. Mr. Staigar stated does not believe all thirty-seven (37) trucks will leave at the same time. It's a service road 'A' and does not believe it will be shut down. Emergency vehicles have the right-of-way and the truck will 'get out of the way'. Mr. Hado wants to know how... it's a narrow road. Mr. Porcek stated

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they will turn. Mr. Hado stated that Hall's trucks are packed at night and all leave in the morning using this route. Asked if that was taken into account. Per Mr. Staigar, yes. Mr. Hado stated that Hamilton Boulevard was considered in his testimony... which is incorrect. Hamilton Boulevard is not a truck route. All trucks use New Market Avenue. Mr. Hado asked what are the number of trucks that pass this site between 7:00 am – 8:00 am. Mr. Staigar stated it is in his report and does not remember. Mr. Hado would like to hear the number. Believes the number is very low. One (1) truck stops to make the turn, will back up the roadway for a mile. Chairman Ackerman stated that the number Mr. Hado is asking for was provided to the Board. Mr. Staigar stated the numbers are reasonable... acceptable. Mr. Hado is not comfortable with Mr. Staigar's numbers after Mr. Staigar testified that the trucks can go down Hamilton Boulevard. Mr. Staigar stated that he calculated the number of trucks by two (2). Mr. Hado stated that many of the neighboring properties drain towards that property... it's a 'bowl'. Mr. Hado asked if the calculation of neighboring properties runoff included in the stormwater numbers for the basin. Mr. Porcek stated draining from other properties into this site is not true. There is a drainage in front of the residents. Mr. Hado stated has anyone looked if there are any blockages. Mr. Porcek stated if there is any, then Department of Public Works should be called. Mr. Hado stated he owns property on Dover Place and Pulaski. Noticed that water drains to the site. Mr. Porcek advised there will be underground drainage to the basin.

Mr. Slachetka questioned the numbers done by Dynamic Traffic. Mr. Staigar stated Appendix B shows the number of trucks and the turn movement in percentages. During peak hour, three hundred (300) trucks... which is fifteen percent (15%) of trucks. West Bound were twenty (20) trucks. Overall, thirty-five (35) trucks in an hour during peak hours.

Glen Timmons – 709 New Market Avenue, South Plainfield, New Jersey – lives across the street. Mr. Timmons asked how the building will affect the flooding of their homes. Mr. Porcek stated that they are retaining the water significantly on site... More than needed. The basin holds the water and release slowly. Calculations for the building and flood storage were used. Flooding is caused by Bound Brook. Must provide a flood storage... will be exceeding the requirement. Mr. Timmons is very concerned about the flooding. Mr. Porcek reiterated that they are storing more water than necessary. Mr. Timmons stated that with the structure in place, that will create more flooding and flow towards the residences. Mr. Porcek stated the building is proposed to be on the high end of the site. Mr. Timmons stated that is not correct... the highest end is over eight feet (8'). Flooding has gotten up to eight feet (8').

Mr. Timmons asked what is the decibel for a tractor trailer stopped waiting to make the turn along with the headlights. Mr. Porcek stated that the site is zoned for industrial use. There are decibel levels that must be complied with. Mr. Timmons stated that the previous tenant had trucks. The diesel smell, noise at idle was unbearable. Couldn't open windows. Trucks couldn't make the turn. Was unsafe for children coming home from school. Mr. Porcek stated these are not staging areas. Mr. Timmons stated not concerned about the operation. Concerned of the idling of trucks... waiting to turn... pulling out. If the truck misses its turn, cannot go down Hamilton Boulevard, where does it go? Mr. Staigar stated did a traffic study. Three hundred (300) vehicles per hour. One (1) vehicle every twelve (12) seconds. Mr. Timmons does not agree.

Katherine Morano – 316 West Crescent Parkway, South Plainfield, New Jersey – is sworn in. Ms. Morano asked what the width of the driveway will be. Per Mr. Porcek, thirty-six feet (36'). Ms. Morano asked if trucks will be using both driveways. Mr. Porcek stated yes... both are full movement driveways. Ms. Morano asked for a clarification of the type of trucks... 'eighteen (18) wheeler'? Mr. Porcek responded yes. Ms. Morano stated that a truck needs twenty feet (20') to make the turn and the width of the driveway is thirty-six feet (36') not sure how the truck will not cross onto oncoming traffic. Mr. Porcek stated with the width of the driveway gives the driver the moveability to make the turn. Ms. Morano stated that vehicles can be pulling in as the truck is pulling out. Mr. Porcek advised that a typical two-way driveway is twenty-four feet (24')... this driveway width is thirty-six (36'). If the truck is closer to the center, will make an easier turn. Per Ms. Morano, easier but not enough. Mr. Porcek stated the truck movement was supplied with the application showing there is room. Ms. Morano disagreed.

Chairman Ackerman asked Mr. Smith to review all Professional Reports.

Chairman Ackerman asked Mr. Smith to begin with T&M Associates report.

Mr. Smith asked Mr. Oman to come forward.



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Mr. Slachetka suggested the report be reviewed 'section by section' starting with Item D.

Mr. Smith begins the review with Item D – Waivers:

- Item D1 – Environmental Impact Statement (EIS) – submitted. Mr. Oman stated that the original application did request to waive the EIS but eventually submitted one. No longer requesting a waiver.
- Mr. Oman confirmed with Mrs. Slachetka, no additional waivers being requested.
- Item E1 – Use – agree.
- Item E2 – Bulk and Yard Standards – agree.
  - Mr. Slachetka confirmed with Mr. Smith that the correction will be made regarding acreage.
- Item E3 – Off-Street Parking and Loading Requirements – agree with table and meet minimum requirements.
- Item E4 – Trailers and Storage Containers.
  - a. Clean and empty.
  - b. Day or two, per Mr. Porcek.
- Item E5 – Outdoor Storage.
  - a. No material in trailers.
  - b. No outdoor storage.
- Item E6 – Sign Requirements. Will comply. No pylon signs. Two (2) monument signs. Will correct plans.
- Item E7
  - 1 – testified. Mr. Smith stated did have Engineer to review the buffer and sign. Many sites on New Market Avenue have signs in buffers.
  - 2 – buffer. Mr. Oman stated that they are providing a screen much higher than four feet (4') with thick shrubs. Full thirty-five foot (35') buffer of plantings. Will be blocking headlights of parking.
  - 3 – screen. The planting requirement is twenty feet (20'). However, buffering the entire thirty-five feet (35') of landscaping. Mr. Slachetka stated it does need a variance but with the residences across the street, believed it should be granted.
  - 4 – height. Mr. Oman stated that the plantings will be higher than the parking lot. Therefore, not required.
  - 5 – buffer. Mr. Oman stated will seed or sod, no bare soil.
  - 6 – plantings. Agreed as a conditional of approval that any plantings that do not live will be replaced.
  - 7 – certificate of occupancy. Agreed as a conditional of approval.
- Item E8 – Environmental Assessment.
  - Mr. Oman stated provided Letter of Interpretation.
  - Mr. Oman stated has verification of flood hazard. Will provide as a conditional approval.
  - Mr. Oman stated in process of amending wastewater. County has approved. Has been submitted to NJDEP.
  - 'No further action letter' no longer exists. Now it is called Remedial Action Outcome (RAO). Site is being cleaned up under the supervision of LRSP. Building is part of the clean-up – cap for the contamination.
- Item F – Additional Planning Comments.
  - 1 – testified.
  - 2 – testified.
  - 3 – will comply. Condition of approval.
  - 4 – approved by Environmental Commission.
  - 5 – addressed.
  - 6 – will be removed.
  - 7 – addressed.
  - 8 – one (1) hour after latest closing of tenant.

Mr. Smith begins review of Najarian Associates review letter.

- Item C – Variances and Waivers.
  - 1 – testified.
  - 2 – not required.
- Item D – General Comments.
  - 1 – completed.

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- 2 – will be done. Condition of Approval.
- 3 - will be provided to Mr. Bucco.
- 4 – in process. Phase 1 completed. Remedial work continues. Building is the cap.
- 5 – addressed.
- 6 – addressed.
- 7 – temporary easement for construction. No longer needed.
- 8 – condition of approval.
- 9 – condition of approval.
- 10 – will comply.
- 11 – addressed.
- 12 – addressed.
- 13 – addressed.
- 14 – testified.
- 15 – no washing of trucks on site.
- 16 – testified.
- 17 – no security fencing.
- 18 – not a county road. Will confirm if dedication is needed to be provided to Borough.
- 19 – received.
- 20 – will comply.
- 21 – condition of approval.
- 22 – agree.
- 23 – addressed.
- 24 – addressed.
- 25 – addressed.
- 26 – will provide.
- 27 – agree.
- Item E – Traffic Impact Statement.
  - i1 – addressed.
  - 2 – addressed. Will provide second calculation to Mr. Bucco.
  - 3 – agree to do a one (1) year study.
  - 4 – sidewalk along frontage. Circulation all four (4) sides of building.
  - 5 – not county road. Will follow-up in a year.
  - 6 – addressed.
  - 7 – agree. No tenant.
  - 8 – addressed.
  - ii1 – addressed.
  - 2 – addressed.
  - 3 – addressed.
  - 4 – addressed.
  - 5 – addressed.
  - 6 – condition of approval.
  - 7 – testimony.
  - 8 – testimony.
  - 9 – will comply.
- Item F – Stormwater Management.
  - 1 – addressed.
  - 2 – agree.
  - 3 – 6 - refer to DEP.
  - 7 – 16 - addressed.
  - 17 – will comply.
  - 18 – addressed.
  - 19 – will comply.
  - 20 – addressed.
  - 21 – will comply.
  - 22 – addressed.
  - 23 – will comply.
  - 24 – addressed.

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- 25 – will comply.
- 26 – addressed.
- 27 – will forward once received. Condition of approval.
- 28 – addressed.
- 29 – will comply
- 30 – will comply.
- 31 – will comply.
- Item G – review of site plan.
  - i1 – 5 - addressed.
  - i6 – will comply
  - i7 – addressed.
  - ii1 – condition of approval.
  - ii2 – addressed.
  - iii1 – 5 - addressed.
  - iv1 - 4 – addressed.
  - v1 – 6 – addressed.
  - vi1 – will provide deed.
  - vi 2 – 6 - addressed.
  - vii 1 – 4 – addressed.
  - vii5 – no outside storage.
  - vii6 – 8 – addressed.
  - vii9 – will comply.
  - viii1 – addressed.
  - viii2 – agree. Condition of approval.
  - viii3 – 7 – addressed.
  - viii8 – small easement. Dedicated to the Borough.
  - viii9 – agree.
  - viii10 – addressed.
  - ix1 – addressed.
  - ix2 – defer to DEP.
  - ix3 – 12 – addressed.
  - ix13 – to the Borough.
  - x1 – 4 – addressed.
  - xi1 – 3 – addressed.
  - xii1 – testified.
  - xii2 – addressed.
  - xiii1 – 4 – addressed.
  - xiv1 – 3 – addressed.
  - xv1 – addressed.
  - xv2 – will provide.
  - xvi1 – 9 - addressed.
  - xvii1 – 2 – addressed.
  - xviii1 – will provide.
  - xviii2 – addressed.
  - xviii3 – fed by ground water.
  - xix1 – 8 - addressed.
  - xx1 – 2 – addressed.
  - xxi1 – addressed.
  - xxii1 – will comply.
- Item H – Permits and Approvals.
  - 1 – 7 – agree. Conditional of approval.
- Item I – ALTA/NSPS
  - I1 – addressed
  - I2 – 6 - will provide.
- Item J – Truck Movement
  - 1 – testimony.

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- 2 – 4 - addressed.
- Item K – Environmental Assessment.
  - 1 – addressed.
  - 2 – 7 – agree. Will comply.
  - 8 – testimony.
- Item L – Cut Fill Exhibit.
  - 1 – addressed.
  - 2 – 4 - DEP Referral. Conditional of approval.
  - 5 – conditional of approval.
  - 6 – addressed.
  - 7 – agree.
  - 8 – will provide.
  - 9 – Will provide.
  - 10 – will provide.
- Item M – Environmental Commission.
  - Mr. Oman stated there is a newer revised review letter dated February 26, 2020.

Mr. Smith reviewed the Environmental Commission letter dated February 26, 2020.

- Provided Environmental Impact Statement. No waiver being requested.
- Mr. Smith reads the bold comments.
  - Noise – addressed.
  - NJDEP – pending.
  - Seven (7) trucks movements in a peak hour.
  - New calculations are adequate.
  - Will work with Borough Professionals regarding tree replacements.
  - Zero foot candles at property line. Driveway is over zero foot candles for safety.
  - Proposing two (2) compactors – one (1) on each side of building. Picked up by private hauler.
  - Reporting will be done by County, State and Borough.
  - Added no idling sigs.

Per Mr. Oman, Fire Prevention September 17, 2020 review letter – no objection. Chairman Ackerman asked regarding the Knox Box, bollards, underground utilities, etc. Mr. Oman stated all added to the newest set of plans that were provided. No pump required. No fence at railroad. Turning templates reviewed with Fire Marshall.

Chairman Ackerman stated that the Middlesex County Health Department has no objections to the plans.

Chairman Ackerman opens the discussion to the Public.

Mr. Fisher advised the Board Members and Public that the application must be granted if it conforms with the Borough Ordinance. The Planning Board cannot decide if a use is good or bad for an area. That is what zoning is used for.

Mr. Timmons – previously sworn in – stated that the safety of the residences is not a consideration for what it was and what will be. The pattern of trucks was not in place when the original building was operational... only garage stands. Flood plan changes. If road can handle the traffic. Not disputing the appearance as to what is there today. Concerned of the overall safety. Not Police issue. Neighbor's dog got hit by a truck. Change of traffic patten. More vehicles, more accidents.

Helio Rivera – 414 Elsie Avenue, South Plainfield, New Jersey – is sworn in. Lots of truck traffic. Dog did get hit by truck. Concerned over the disbursing of wild life, flooding and air quality. Can smell diesel. Was not aware of this proposal until a neighbor told him.

Mr. Fisher stated that he has reviewed the Notices and were done properly under the law.

Councilman White addressed the Public. The Board has limitation as to what can be voted on. All members live in the Borough and are volunteers.

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Mayor Anesh questioned the amount of thought that went into a turning lane. Some members of the Public have concern of the back up of traffic. Cannot go back to put those lanes in. Asked the Board Professionals if it is appropriate to ask for the turning lanes. Mr. Cilitra stated worked with the Applicants Traffic Engineer and came to the conclusion that the turning lane and / or widening the road is not required. Can review again. Possible acceleration lane.

Mr. Slachetka stated that the road is under Borough jurisdiction and the Borough can control. Believes there is some prudence to evaluate the situation. May have to reduce the buffer or the basin. Possible compromise due to the traffic and circulation in the area. Mr. Slachetka asked the Board Engineer and the Applicants Engineer if there can be a basin redesign to help the driveway. Mr. Oman asked what is the suggestion regarding the driveway. Mr. Slachetka stated there is possibility to reconfigure the movement of the driveway for the neighbors from headlights. Mr. Oman stated that the basin is designed for the flood storage. Does not believe it can be made up with underground piping. Mr. Slachetka asked if the basin can have a lower elevation. Mr. Oman responded that it is as low as it can go. It is meeting the ground water. Ground water will take up the volume if go deeper. Mr. Cilitra stated if the entrance is moved over to Elsie Avenue, it will significantly reduce the basin. However, possible move it over so it is not directly in front of the house. Mr. Oman stated without running numbers does not know the impact. Believes it will impact the basin.

Mr. Slachetka believes an additional expansion of the right-a-way should be reviewed. The buffering is an important aspect to the design. Not taking the entire stretch of the right-a-way. Mr. Oman stated would take buffering away from the front of the building, basin and dog park.

Mr. Timmons asked how many trucks would be entering the site. Per Mr. Staigar, seven (7) in an hour... either entering or existing. Mr. Timmons stated there will be three (3) to four (4) trucks stopped waiting to make the left turn, stopping then going. Mr. Staigar stated level 'A' is free flow of traffic. Some trucks may stop. Some may pull right in. Mr. Timmons stated that every truck has been diverted to New Market Avenue. Does not believe there has been no real study.

Chairman Ackerman confirmed with Mayor Anesh that his thought is to review the plans for a possible stacking turning lane. New Market would have to be widen by the buffer.... Right lane going straight, left lane to stack turning trucks. New Market would 'jog' over by the basin and buffer. Mr. Cilitra stated it can physically be done. But would check with his Traffic Engineer.

Mr. Hado stated the building can be shrunk.

Mr. Smith stated widening New Market. Trucks coming into the site from the first driveway.

Mr. Oman stated that it is currently a two (2) lane road. In order to add a third lane, would have to move the road over to create a through lane and a turning lane. West bound lane gets moved over by the retention basin.

Mr. Smith requested a break to discuss.

Chairman Ackerman agreed.

Chairman Ackerman called the meeting to order.

Chairman Ackerman announced that the Public portion is closed.

Mr. Smith addressed the Board. Believes the Traffic Engineer is 'spot on'. However, would like to be a good neighbor. Would like to adjourn to the next meeting, October 13, 2020. Will set up a meeting with Applicants Traffic Engineer, the Borough Traffic Engineer and the Police Officer that has concerns to discuss the possibility of the left turn lane. A safe solution. If a new plan is submitted, Public will have the opportunity to speak about it.

Chairman Ackerman reaffirmed that the Public portion is closed.

Mr. Cilitra asked if the shifting of the entrance is to be discussed as well. Mr. Smith stated let the Engineers work something out. May come back with nothing... but may come back with something. Want all to be safe. Asked if

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Notices will carry. Mr. Fisher stated no further Notice and the hearing is adjourned until October 13, 2020 at 7 pm at this location.

**Old Business:** None

**Committee Reports:**

- A. Street Naming Committee** – Bob Ackerman - report progress
- B. Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. Council Reports** – Councilman White – report progress.
- D. Mayoral Updates** - Mayor Anesh – report profess.

**Minor Site Plan:** None

**New Business:** None

**Correspondence:** None

**Audience Comments:** None

**Executive Session:** None

**Adjournment:** 11:03 pm.

Respectfully Submitted,  
Joanne Broderick  
Planning Board Secretary