

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
August 30, 2022

Chairman Leonardis opened the meeting at 7:00 pm.

Please stand for the PLEDGE OF ALLEGIANCE.

This meeting was held in accordance with the Open Public Meeting Act and as such, proper notice of this meeting was published in The Observer, The Courier News and The Star Ledger providing the same to the Borough Clerk.

It is the policy of the South Plainfield Zoning Board of Adjustments, not to hear any new applications after 10:00 pm and no new witnesses after 10:30 pm.

ROLL CALL:

Present:

Maria Campagna
Frank Lemos
Kenneth Bonnano
James Gustafson, Vice Chairman
Chairman Leonardis, Chairman
Cindy Eichler
Joseph Scudato, 1st Alternate
Darlene Cullen, 2nd Alternate

Absent:

April Wasnick

Also attending: Matthew Flynn, Esq, Kendra Lelie, PP and Robert Mannax

MINUTES: None.

RESOLUTIONS: None.

HEARINGS:

- A. Case #07-22 – Robert and Patricia Mr. Stilo – Mr. Stilo Excavating
Block 308: Lot 37: M-3 Zone
3005 Anderson Street

The applicant is requesting a *variance* to build a one -story (20 foot high) building measuring 50' by 110' for equipment storage.

James F. Clarkin, III, Esq. – Clarkin & Vignola, PC, 86 Washington Avenue, Milltown, New Jersey attorney for applicant addressed the Board. Applicant is requesting to build a 1 story 5,500 sq ft storage building for vehicle storage, this will not be intensifying the current use on the property. There will not be an increase in the number of vehicles. Mr. Mr. Stilo intends on storing vehicles inside the proposed new structure to postpone the life of the vehicles. There will be no office space and no water or sewage. In 1988 the original use variance was granted. In 2011 granted additional use variance for a "pole barn". The pole barn is also used to store vehicles and equipment. These approvals are under the prior use variance. Both buildings are principal structures. Requesting a D variance for having 2 principal structures. Also requesting 1 side yard variances. Contractor storage yards need movability on the site. 10 parking spaces. Require parking standard - 29 required. Also require variance for not having loading space. No signage proposed. Lot is conforming. pelim/final amended site plan approval.

Robert Stilo - 404 Vail Court South Plainfield NJ 07080, Property owner addresses the board. Mr. Stilo owns the property with his wife, they purchased the property in 1994. In 1998 obtained the use variance to use the property as a contractor storage yard. The purpose of this new building is to store existing equipment and vehicles and will not be adding vehicles. The property is in the M-3 zone. Operating hours are 4am through 4-5pm. No reason for anyone from the public to come to the site. No

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
August 30, 2022

office on site. On a normal day, 25 vehicles come in/out of the front gate. Trash is taken care of with Mr. Silos garbage company. Deliveries to site would be something like a pipe or fire hydrant delivery. No employees work permanently at the site, employees come and go to pick up vehicles. Building will be 110'X50' and 20 feet tall. New building to match the facade of pole barn building so they look the same. Utilities will be electric and heat only. No plumbing or water, there is no water on site. No new signage. Property completely fenced. No proposing landscaping. Lighting proposed, facade light - 2 big lights on building. Will possibly put-up interior walls to possibly store a personal car. Mr. Stilo states that he likes to keep his equipment in good condition, there are a lot of electronic components on new vehicles therefore many of the seasonal vehicles need to be stored away for the winter.

Chairman Leonardis asks about the construction of the facility. Mr. Stilo states that it will be constructed with concrete slab and steel walls. Chairman Leonardis states that it is a steel building, an architect to go over the building? Mr. Clarkin agrees. Chairman Leonardis asks about heat. Mr. Stilo states that its gas. Chairman Leonardis confirms there will be electricity and gas and asks about water. Mr. Stilo responds, no water, there is no water on Anderson Street.

Mr. Scrudato asks how many trucks are in the building? Mr. Stilo responds as many as he can fit in the building. Mr. Clarkin asks the maximum that Mr. Stilo thinks he can fit. Mr. Stilo responds with 10. Mr. Clarkin asks how many bays there will be, Mr. Stilo responds with 6 bays with 12 14-foot doors. Mrs. Cullen confirms that Mr. Stilo will not be adding equipment. Mr. Stilo states no, the equipment is already on the site and wants to store it indoors.

Thomas Quinn - 328 Park Ave Scotch Plains NJ Credentials accepted by the Board. 15:00
The lot is 1.35 acres, 250 feet wide by 235 feet deep. Gravel lot, 2011 3,600 building NE of site
Existing fencing will remain unchanged. Minor grading level the ground that the metal building will be placed on. Minimal utility work, only electric and gas. Electricity will run underground and utilize the existing pole on the street. No changes in pavement or gravel. This site has existed as a contractor storage yard since 1998, the gravel is now pounded into the ground into an impervious surface. No change in impervious surface or stormwater runoff. Lighting mounted on the existing building; no other lighting proposed. Waivers include survey, environmental impact statement, drainage calculation, recycling plan, no objection to the waiver requests.

The board begins to review the August 4, 2022, Colliers Report. Page 4 plans signed by the owner, will comply. Already testified that only electric/gas. Easements there are nonapplicable. In response to Item 9, there is no proposed landscaping. The property is not in flood plain or wetlands. Item 15, there is no re-grading proposed therefore no need for an engineer estimate. Item number 17 will provide drawings. Pelim/final site plan comments, applicant will comply with 6 items.
Chairman Leonardis and to discuss the reasoning for requesting a stormwater management waiver. Mr. Quinn explains that the site is already 100% impervious surface, no increase in impervious cover therefore no additional runoff. Mr. Mannix states that this proposed project would provide cleaner water with rooftop runoff and has no objections to the board granting the stormwater management waiver.

Mr. Mannix stated that they did recommend landscaping along Anderson Street. Mr. Quinn stated that the fence on all 4 sides and the only place to put plantings would be in the right of way. Mr. Stilo stated he would prefer not to be closed off or hidden, making it easier for theft. He has had 6 attempted robberies in the past 5 years. This would allow for more opportunities for theft. Prefers to be more open so the police can see into the property. Chairman Leonardis said to possibly plant smaller trees, a dozen or so. Not looking for a wall of screening, just some greenery. Mr. Stilo states that he likes the greenery but doesn't want to block everything off completely. Mr. Clarkin states they will work with the planner on the landscaping. Board has no further questions for the engineering witness.

Architect - Andrew Trocchia 53 Main Street Holmdel. Sonnenfeld and Trocchia Architects.
Exhibit A1- Color rendering of proposed building.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
August 30, 2022

- Steel building, 6 bay storage garage
- 50X110. 20 ft tall.
- Steel side and roof.
- Match colors of adjacent buildings, red colors.

Proposing facade lighting on the new building above bay doors. Single fixture on ends. Nothing facing the rear. Mr. Clarkin states that the lighting is an amendment to the application, originally there was no facade lighting proposed. Mr. Stilo states that the Betaway property is very bright, they have a lot of lighting, the property is never dark. Chairman Leonardis asks about security. Mr. Stilo states that Betaway has 3 sides, and he has security.

Exhibit A-2 color rendering of existing building, 3 bay garage/building.
No further questions from board members.
No other witnesses.

Mr. Clarkin reviews the 4 variances:

- Use Variance - 2nd primary building on the property, expansion of use (if the board sees it that way).
- Side yard setback.
- Parking.
- Not having a loading zone.

Property is suitable for this proposed use. This property is being used as it currently is, contractor storage yard. Nothing is changing or being added. Site is suitable as it is already being used as a contractor storage yard with both outdoor and indoor storage of vehicles. No additional being proposed, no intensification. No detriment to the public good, none to zone plan. Promotes the general welfare. Property provides sufficient space and appropriate location. Location is on a short street and the public does not travel there; the use is out of sight. Building coverage is only 15% where 50% is allowed. Building height is 20 feet, where 50 feet is allowed.

Chairman Leonardis opens to the public - no public comments.

Chairman Leonardis summarizes and states that there is no additional equipment or intensification. The proposed building is large but only 20 feet tall. Applicant is trying to maintain and take good care of his vehicles.

Mr. Fisher states the conditions that were discussed during the hearing:

- Work with a planner for plantings in front on Anderson Street.
- Granting all the waivers.
- No intensifying of the use on the property

With no further questions or concerns, Chairman Leonardis calls for a motion to approve the application. Ms. Eichler made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Vice Chairman Gustafson and Chairman Leonardis. Those oppose: None

Mr. Clarkin thanks the board. Meeting is adjourned at 7:39pm