

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
August 14, 2018**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Brian Bythell; Alt. 2
Paul Grzenda
Rich Houghton
Michael Pellegrino
Jack Pedersen; Vice Chairman
Bob Ackerman; Chairman

Absent:

Stephanie Bartfalvi; Alt. 1
John Mocharski
Peter Smith

Also Present: Alex Fisher, Esq.; Stanley Slachetka, PP, AICP; Donna Bullock, PE

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 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:

- A. Case #17-02 - B. Bengi, LLC**
Block 265; Lot 22 & 23; HDD Zone
115-117 & 119 Hamilton Boulevard

Chairman Ackerman calls for a motion to *approve* the above listed Resolution. Mr. Houghton made motion, seconded by Mr. Bythell. Those in favor: Mr. Bythell; Mr. Grzenda; Mr. Houghton; and Chairman Ackerman. Opposed: None.

Current Files: None

Informal Hearings: None

Public Hearings: (1)

- A. Case #781 - KOBO Products, Inc**
Block 409; Lot 7; M-3 Zone
690 Montrose Avenue

The applicant is requesting a *Preliminary and Final Site Plan* approval to add additional parking.

Walter K. Abrams, Esq. – 2201 South Clinton Avenue, South Plainfield, New Jersey – attorney for the Applicant addressed the Board. Asked to have Applicant's Engineer sworn in.

Thomas J. Quinn – EKA Associates, PA, 328 Park Avenue, Scotch Plains, New Jersey 07076 – Engineer for the Applicant is sworn in and accepted as a Professional Engineer. Mr. Abrams requested that Mr. Quinn give an overview of the Applicant's request. Referring to the plans that are before the Board:

- Existing:
 - o Block 409 Lot 7.

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- o Approximately, fifty thousand (50,000) square foot property.
- o Located in M-3 zone.
- o Surrounded by industrial uses.
- o Bordered by Montrose Avenue to the South... Kennedy Road to the west.
- o Existing building approximately sixteen thousand (16,000) square feet.
- o Parking lot in front.
 - Provides approximately twenty-three (23) stalls.
- o Gated area for refuse and operational activities - northern part.
- o Approximately thirty-two thousand (32,000) square feet or sixty-four percent (64%) of impervious coverage.
- o Small retention basin - constructed with facility was constructed.
- o Lighting:
 - Four (4) building mounted lights - current lighting for the site.
- o No formal trash enclosures.
 - Two (2) dumpsters behind the secured fence - western portion of site.
- o Grades slope from south-east to north-west.
 - Center of site the lowest.
- o Three ports of access:
 - One (1) on Montrose.
 - Two (2) on Kennedy.
- o Existing deviation:
 - Existing side yard setback.
 - Existing front yard setback.
 - Waiver condition for no curbing.
 - Short on parking.
 - Required thirty-six (36) parking stalls.
 - Existing twenty-three (23) parking stalls.
- Proposing:
 - o Focused on northwestern portion of existing parking lot.
 - Area of retention basin.
 - o To bring parking to conformity:
 - Proposing to cover retention basin.
 - Provide additional parking - thirteen (13) stalls.
 - o Proposing underground detention system.
 - o Increase impervious by approximately three thousand (3,000) square feet.
 - o Detention system:
 - Designed for the increase of impervious coverage.
 - Designed for future development. Possible addition.
 - o Adding free standing light.
 - o Grading and Drainage:
 - Large underground detention system.
 - Provides for the increased impervious coverage.
 - Provides for future impervious coverage.
 - Designed for an additional eighty thousand seven hundred (8,700) square feet of impervious coverage.
 - Anticipating a five thousand (5,000) square fee addition - not currently being proposed.
 - Existing - all roof leaders lead to a six inch (6') pipe to retention basin.
 - Proposing - all roof leaders will be directed to the new underground detention system.
 - Will handle the displaced volume.
 - Will handle an addition.
 - Will handle pavement area.
 - Existing - gravel area - mesh baskets - stone - small discharge pipe.
 - Proposing to discharge in adjacent inlet on Kennedy Road.
 - Chairman Ackerman asked the discharge will be six inch (6").
 - Per Mr. Quinn, no... removing it.
 - o Adding eight inch (8") pipe.
 - Small inlet at surface to serve as inspection point.

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- System designed for infiltration.
- 'B' soil.
- Did permeability test.
- Did ground water test - none found.

Mr. Quinn began reviewing the Planner's review dated January 9, 2018. Will do light readings. If the existing lights on the building are not adequate, will add additional lighting. Mr. Slachetka stated if the readings are not adequate, the lights must be corrected. Would like the existing lighting added to the plans.

Mr. Quinn stated that both Mr. Slachetka and Mr. Bucco have concerns regarding ADA. The existing facility is not ADA compliance. Since not adding any employees or intensifying use... only correcting a parking deficiency. Based on only correcting parking, does not believe the building is required to be brought up to today's standards for ADA compliance. Had a discussion with someone at DCA who agreed with him. This is only an operation unit. No public comes to the building. No sales or marketing. If this was a public facility, would have to make it ADA compliant. Not required for this condition or project.

Mr. Quinn stated there was a question on the dumpster location. There are two (2) dumpsters onsite and in full view. Will add them to the plan. They are mobile dumpsters but will identify the dumpster location. Chairman Ackerman asked if they can be enclosed. Mr. Quinn stated they can be but would have to discuss with the Applicant. Ms. Bullock asked for an explanation of how the refuse truck will pick up the dumpsters and exit. Mr. Quinn stated they do so now. Has not seen it but his understanding is that they come in, turn around, pick up and exit.. Ms. Bullock stated they do a 'U-Turn'. The dumpsters would have to face the rear of the property. Mr. Quinn stated correct. Mr. Abrams stated that the Applicant will provide screening for the dumpsters. Chairman Ackerman asked if there is a fence currently. Mr. Quinn stated there is a fence... a chain link fence. Not a screening fence. The Applicant did state will screen. Chairman Ackerman stated that slats can be added. Mr. Fisher stated to the satisfaction of the Board Engineer.

Mr. Quinn stated there was a concern of street trees. With the new detention basin, there will be a few trees removed. Will agree to plant street trees. There is a scheme along the other industrial properties of street trees. Will add along Kennedy Road.

Mr. Quinn stated there are no further issues with the Planners review letter.

Mr. Slachetka stated under the Planning Comments... paving. Mr. Quinn stated they have to make sure that the pavement is not sealed. Warning the owners what they can or cannot do with the pavement. Mr. Fisher asked if Mr. Quinn records what can owner can do. Mr. Quinn stated that this is not a major development... Usually on larger development. Mr. Fisher asked if the maintenance can be added to the plans. Mr. Quinn stated it is in the Engineers letter requesting notes. Mr. Abrams stated it can be added to the plans.

Mr. Slachetka stated to have the detail of the porous pavement signs in the plan. Mr. Quinn stated they are already on the plans.

Mr. Slachetka asked if Mr. Quinn provide some testimony regarding the monitoring wells. Mr. Quinn stated he does not know the history of the wells. Mr. Abrams stated someone is present that will be able to address that question. Mr. Quinn stated that the monitoring wells are not in the new pavement area but in the area with will be milled.

James Gibson – 133 Jackson Road, Medford, New Jersey – Environmentalist - Senior Project Manager is sworn in. Network of sixteen (16) monitoring wells to the north east corner. The major contamination is benzene, tyalaline, isopropyl alcohol, ketone... associated with the production that was going on. The site area has a 'classification exception' for ground water and ground water remediation action permit. Have a permit from NJDEP for ground water. With the permit is required monitoring Every two (2) years, samples have to be drawn from certain monitoring wells to show degradation. Not at the point for Response Action Letter. Second best thing is the Action Permit. The permit was issued with the basin in place. The monitoring wells are based around the basin. Mr. Abrams asked if the work that is proposed will it impede the monitoring wells. Per Mr. Gibson, no. It is allowed. A basin is already in place.

Mr. Slachetka asked if the excavation for the improvements will have any affect on the wells. Mr. Gibson stated no... the ground water is ten (10) to eleven (11) feet under the ground surface.

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Mr. Slachetka asked if the contamination is based on past activities or based on current. Mr. Gibson stated there are two (2) cases. One (1) is associated with the owner and one (1) is with KOBO Products. The KOBO Products is based on their operations. There is a recovery well in the facility. Through an accidental spill, spilled some product in the well. They did pump out the product from the well. Now they are monitoring it.

Mr. Slachetka asked if there was a copy of the permit with the application. Mr. Gibson stated there should be. DEP sends them to the County and to the Municipality directly. Mr. Slachetka asked if there is a file number. Mr. Gibson stated there are PI (Program Insight) numbers that can be looked up on the DEP website. Mr. Slachetka asked to have the number provided. Mr. Abrams stated yes.

Chairman Ackerman asked what does KOBO manufacture.

David Slosman – 27 Oak Hill Road, Short Hills, New Jersey – President of KOBO is sworn in. Chairman Ackerman asked Mr. Slosman what does KOBO manufacture. Per Mr. Slosman, cosmetic ingredients. Particularly at this site dispersions that is included in cosmetic products or sunscreen.

Mr. Grzenda asked what is the reason to bring the parking to compliance. Mr. Slosman stated that the parking is problematic for the employees. Parking in the back yard... in front of the bay doors. Have number of buildings in town to optimize the operation. Moved some marketing people out of this location due to the parking. Recently recognized for thirty (30) years in South Plainfield.

Mr. Bythell asked how many employees at this site currently. Mr. Slosman stated approximately thirty (30). Some of those employees are moving to South Clinton Avenue. Have a lot of projects upcoming and still employing people. Need this movement to make this site work.

Mr. Abrams stated there is an application pending for the South Clinton Avenue location with something similar. A large expansion of the parking lot.

Chairman Ackerman stated need more space for what you are doing. Mr. Slosman stated that is correct.

Ms. Bullock asked Mr. Gibson if he has anything to do with the wetlands research on the property. Mr. Gibson stated no.

Mr. Quinn refers to the Najarian Review letter dated May 11, 2018. With the existing condition, are requesting a waiver for curbing. There is a requirement of five feet (5') off the property line for paving. Have an existing condition of parking near the proximately of the property line. Not purposing curbs on site. Will be milling, paving and striping. These are two (2) additional waivers that the Board Engineer noticed.

Chairman Ackerman asked there is no curbing proposed. Mr. Quinn stated in the site. There is along the street. Once on site, no curbing.

Ms. Bullock stated that the off-set is to the paving not necessarily the parking area... five foot (5').

Mr. Quinn stated one area is nothing and the other two (2) or three (3) feet.

Mr. Quinn refers to Najarian Review Letter dated May 11, 2018:

- Item D – many requests based on the condition of site.
 - 3 - Will repave the apron.
 - 4 - The Applicant is willing to replace curb and gutter on Kennedy Drive.
 - 5 – Spoke with Applicant, believes too much for the amount site work. However, is willing to pay half of the cost to repave Kennedy Road section.
 - 6 – 9 No issue.
 - 10 – Twenty-five (25) employees. Does not know the complete operation.
- Item E – Traffic
 - Loading vehicle is WD30 truck.
 - Loading docks in front.
 - Thirty foot (30') currently does block into the aisle. All existing.
 - No public.
 - Ingress/egress access on each side.

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Chairman Ackerman called for a motion to *approve* the new hearing date and for notices to carry. Mr. Mocharski made motioned, seconded by Mr. Pellegrino. Those in favor: Mr. Bythell; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino and Chairman Ackerman. Those oppose: None.

B. Case #783 - Role Realty, LLC

Block 255; Lot 13; M-3 Zone
20 Harmich Road

The applicant is requesting a *Preliminary and Final Site Plan* approval for a 80'X71' addition and truck terminal docks.

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 progress.

Minor Site Plan: None.

New Business: None.

Correspondence: None.

Audience Comments: None.

Executive Session: None.

Adjournment: 7:50 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary