

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Councilman Derryck White  
Gerry Butrico, Alt 1  
Brian Bythell  
Paul Grzenda  
Suzanne Lepore  
Jack Pedersen  
Richard Houghton, Vice Chairman

**Absent:**

Bob Ackerman; Chairman  
John Mocharski  
Michael Pellegrino

**Also Present:** Alex Fisher, Esq., Bob Bucco, PE, CME, CPWM, Janki Patel, PP, John Jahr, PE

**Vice Chairman Houghton** 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. Carried from September 22, 2020.

Bob Smith, Esq, Attorney for the Applicant addressed the Board. Met with Board Traffic Engineer regarding New Market Avenue on numerous occasions. Came up with a recommendation which the Applicant has agreed to. Will add significant cost to the project. However, believes roadway is safe in current form. Board's Traffic Consultant was aggressive for the Borough. Has agreed to the plan. Would like to confirm the plan with Mr. Jahr.

John Jahr – Najarian Associates, Traffic Engineer – addressed the Board. Reviewed traffic patterns and traffic concerns with Lt. DeLair. Requested the Developer to introduce a left-hand turning lane on New Market Avenue at the site entrance. It will serve to take any left turning vehicles out of the travel lane. Have to do additional design to the driveway. Had to provide truck turning template for large base vehicles. Five (5) pages of Engineering proof. Have convinced him it is safe and the institution of the left turn lane is adequate. If the Application is approved, as a condition of approval recommends the plans be reviewed by Mr. Jahr and Lt. DeLair. Feels confident the left turn lane will be safe and adequate.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Mr. Smith stated that they agree with the changes and understand it is at their cost. Had two (2) requests. PSE&G is difficult to deal with and may need Borough's help in getting a number of telephone poles moved. If any road widening on the property to be done, would like to do it by easement. Does not want to create additional variances.

Vice Chairman Houghton asked where the poles are located currently, is it an easement with Public Services. Mr. Jahr stated Town, County and State have a typical right-of-way for each road. Public Service is allowed to use the right-of-way under the Utility Accommodation Code. Believes three (3) poles are in the right-of-way which will need to be moved back approximately six feet (6'). The poles will remain in the Borough right-of-way. Would like the widening and sidewalk to be on an easement so the Borough would have control. Wants to keep roadway width under Borough's jurisdiction and maintained to the Borough's standards.

Councilman White questioned if the turning radius exiting had to be changed. Per Mr. Jahr, yes. Changes had to be made to the driveway. The original driveway had to be widened and curb radius changed. Incorporated three (3) center curved turned. Tractor trailers turn on a curve.

Mayor Anesh asked what will be the length of the left turn lane. Mr. Jahr stated asked for one hundred feet (100'). After several discussions, there will be three hundred feet (300') of road improvements. Turning lane will be just over one hundred sixty feet (160'). Will serve the facility and the side street will have an easier time to maneuver

Ms. Lepore asked if the turn lane goes down to the dog park or just the first entrance. Mr. Jahr stated it does not. Ms. Lepore questioned what happens if the trucks want to enter the second entrance. Mr. Jahr stated the first driveway is accommodating the trucks. Not the second driveway. Ms. Lepore is concerned if they miss the first driveway and may want to go into the second driveway. Mr. Jahr stated he agrees that they may miss the first driveway and will go into the second driveway. However, once they do it once, they will not do it again. The first driveway is made to accommodate the trucks. Does not want to encourage the use of the second driveway for trucks... much safer, better sight distance. Difficult to prohibit trucks to use the second driveway but will gravitate to an easier truck entrance.

Ms. Lepore asked if the changes will affect the retention basin. Mr. Jahr stated that was discussed. Will have to be adjusted. Advised the Applicant that all must be adequate.... Driveway, left turn lane, basin and drainage. Must be done to the satisfaction of the Board Engineer.

Mayor Anesh asked if there are anything to encourage vehicle to make a left-hand turn into the southern driveway. Mr. Jahr answered if there is a solid well-designed driveway, it will encourage to be used. If there are problems in the future, we will have to address at that time. Additional changes may cause conflict and challenges.

Mr. Smith stated understands the conditions that have been imposed by the Board. Understands that the driveway and adjustments to the basin complies to Mr. Bucco's satisfaction. Asked for approval.

Mr. Fisher stated that since this matter was previously heard, public comment was closed. It is appropriate to open Public Comment regarding the left turn lane.... Not of the project as a whole.

Vice Chairman Houghton opens the discussion to the Public regarding the left turn lane.

Public - Joanne Messena – 414 Carmine Avenue, South Plainfield, New Jersey – was sworn in. Has lived there for fifty-three (53) years. Sat on her porch from 8 am to 12 noon. Counted three hundred sixty-four (364) trucks within four (4) hours. Stopped counting cars after two hundred (200). Does not believe this is happening.

Mr. Fisher advised the Public for those who were not at the previous meeting, the Board is obligated to approve an Application that meets the Site Plan Ordinance. It is not for the Planning Board to decide what is good for the area. Only if it meets the requirements of the Ordinance.

Public – Phil Gonzales – 1056 New Market Avenue, South Plainfield, New Jersey – is sworn in. Questioned the length of the left turn lane... where it will start and end. How wide will the road be. Mr. Jahr stated that the total length of improvement is approximately three hundred feet (300') Left turn lane will be just shy of one hundred sixty feet (160')... opening to opening. Mr. Jahr used the plans to indicate area to Mr. Gonzalez. Mr. Gonzalez asked how many trucks will be entering and exiting. Mr. Smith stated that was testified at the last hearing.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Public – Glen Timmons – 709 New Market Avenue, South Plainfield, New Jersey – is sworn in. Asked how the new roadway will affect the flooding. Mr. Smith stated that was discussed at the last hearing. However, sighted the law... 'when a new development is constructed, it must be less than pre-development'. Proved previously that that is the case. Mr. Timmons stated there will be increased water flow. Mr. Smith disagreed. There is a huge water detention basin.

Vice Chairman Houghton stated that the only discussion is the left turn lane. The flooding and basin were discussed at the previous meeting.

Mr. Timmons asked how will it increase the water flow. Mr. Smith stated the law requires less runoff then prior to development which was testified previously. Mr. Timmons stated there is a new street with new runoff. Mr. Fisher stated if that is the case, the plans will be rejected by the Board Engineer.

Public - 1012 New Market Avenue, South Plainfield, New Jersey – left turn lane will accommodate two (2) tractor trailers. Assuming work day is 7 am – 7 pm. Wants to know what happens when the overflow backs onto the actual travel lane on New Market. Building accommodates more than two (2) trucks. There are additional trucks on New Market than those going to this development. Speed is not controlled on New Market. Mr. Jahr stated when the study was done, he doubled the number of trucks. Morning peak anticipating over a course of one (1) hour, expecting eight (8) trucks entering and in the PM peak hour, expecting eight (8). Planning Board has rules that they must go by. Unlikely only one (1) truck will be turning at any given time but there is room for two (2). Made the Applicant double the standard. Per standard, only need one (1)... made two (2).

Public – Ms. Demtrosis – 1012 New Market Avenue, South Plainfield, New Jersey – is sworn in. Asked who is using the second entrance. Mr. Jahr stated this is opening the traffic testimony. Up to the Developer to answer.

Mayor Anesh stated some of the Public were not here for the previous hearing. Encouraged the Applicant to answer the questions.

Ms. Demtrosis asked if there a plan to address the traffic and speed on New Market.

Mr. Smith stated would like to be as responsive to the Borough as possible. But believes not necessary. Believes this is beyond the norm. Will bring up Traffic Export by the request of the Board... Craig Peregoy.

Craig Peregoy – Dynamic Traffic Engineering, 245 Main Street, Chester, New Jersey – is sworn in and accepted as a Traffic Engineer. Mr. Steiger spoke at the previous hearing.

Mr. Fisher stated this does not open up for new cross examination. Only response to questions.

Mr. Smith asked Ms. Demtrosis to repeat her question... who is using the second entrance. Mr. Peregoy stated made the first entrance the most desirable. However, may have people who are in the office make the second left turn. Will not be changing the second entrance. Creating a more desirable entrance at the first driveway.

Public – Mr. Demtrosis -1012 New Market Avenue, South Plainfield, New Jersey – is sworn in. Asked how the traffic count was conducted. Mr. Fisher stated can get a copy of the recording and/or study. There were four (4) hours of testimony at the previous hearing regarding the traffic study.

Public – Cathy Morano, 316 West Crescent Parkway, South Plainfield, New Jersey – is sworn in. Her understanding from the previous hearing that the left turn lane was to accommodate both entrances. Mr. Fisher stated per his recollection, it was always regarding the first entrance.

Public - Ricardo Emiria – 414 Elsie Avenue, South Plainfield, New Jersey – is sworn in. Asked regarding the flood with traffic. Mr. Fisher stated that was discussed previously.

Public – Richard Steiger – 443 Carmine Avenue, South Plainfield, New Jersey – is sworn in. Questioned the second left turn lane. Mr. Peregoy stated that not all vehicles will be making a left.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Public - Dennis Hado – 200 Amboy Avenue, South Plainfield, New Jersey – is sworn in. Believes the second entrance will be used most often. Trucks do not like to back up into the bays from their 'blind side'... always from the driver side'. Mr. Peregoy stated that the drivers will be more attractive to the larger turning area. Going over and beyond for the left turn lane.

Vice Chairman Houghton closed the Public Discussion.

Mr. Smith stated that when there is change, expect many questions and concerns. However, the use is zoned for the property for over forty (40) years. Public has concerned. Flooding to be helped with the large basin. Traffic stated left turn lane not needed but added to help with traffic safety concerns. Believes a better design, help flooding and a good development.

Councilman White stated that the Public made comments that the Board does not understand their frustration. The Board does. All Board Members are volunteers that live in town. There are certain confines that the Board must work within. Would have liked the left turn go the entire length but this is what was designed. Did not 'roll over or lay down'. The Professionals worked very hard for a solution. Understands the Public frustration.

Mr. Smith reviewed the variances:

- Road dedication for easement.
- Borough assistance with Public Service.
- Preliminary and Final Site Plan.
- Two (2) signs within the thirty-foot (30') buffer area.
- Six (6) lights in the rear, mounted at thirty feet (30').
- Planting within the thirty-foot (30') buffer.

Mr. Fisher reviewed the Conditions and Mr. Smith agreed to:

- Will work with Board Attorney regarding deed restrictions, hazardous materials and fire code compliance.
- Provide easement to Borough for road widening.
- Will comply with T&M Associates and Najarian Associates report, except for what was modified by testimony.
- Will work with neighbors across the street to provide enhanced landscaping or fencing.
- Easement to the Borough in the rear for future storm water improvement.
- Agreed to post occupancy traffic study after one (1) year occupancy.
- Final plans to be reviewed by the Borough Traffic Engineer in specific, the left turn lane and driveway.
- Imposed condition of the left turn lane at the Applicants cost.
- Any adjustments to the basin must be done to the satisfaction of the Board Engineer.

Mr. Fisher stated the Board is faced with an application for a permitted use, is required to approve the application as long as it complies with the Boroughs Site Plan Ordinance. Not on a good idea or not. Not on residence for or against. Only if it complies with the Borough's Site Plan Ordinance.

Vice Chairman Houghton called for a motion of approval. Ms. Lepore made motion, seconded by Councilman White. All those in favor: Mayor Anesh, Councilman White, Mr. Butrico, Mr. Bythell, Mr. Grzenda, Ms. Lepore, Mr. Pederson and Vice Chairman Houghton. Opposed: None.

**B. Case #19-04 - Glopak 132 Case Drive, LLC**  
Block 254; Lot 2.01; M-3 Zone  
132 Case Drive

The applicant is requesting a *Minor Subdivision*. Existing lot with warehouse to remain. Proposing a 49,200 warehouse distribution facility on newly created lot.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Lisa A. John-Basta, Esq. – Chiesa, Shahinian & Giantomasi, PC – One Boland Drive, West Orange, New Jersey – Attorney for Applicant, addressed the Board Members. Requesting Minor Subdivision Approval to create two (2) lots along with Preliminary and Final Site Plan. Existing warehouse will be lot 2.01A. Proposing state of the art warehouse building for lot 2.01B. Several witness, Michael Harris, representative of the Applicant, Leon Cohen, Architect, Anthony Castillo, PE, Engineer and John Dupont, Planner. One (1) variance request.

Michael Harris – 730 Arizona Avenue – Real Estate professional representing the Martin Family, owners of Glopak. Ms. John-Basta questioned Mr. Harris:

- Glopak family owned.
- Manufacturer of custom trash liners and sheathing.
- Founded by Howard Martin, Sr. in 1958.
- Operating in New Jersey since 1966.
- In 2011, built headquarters at this site.
- Corporate clients: McDonalds, Home Depot, Health Med, Hospitals, Restaurants.
- Direct to consumer – ecommerce big part of business now.
- Need more room for storage.
- Existing manufacturing building will remain as is.
- Proposing to subdivide the lot into two (2) lots.
- Demolish current solar field.
  - Replace with state-of-the-art distribution center.
- Easement to be granted for lot 2.01B to have access through 2.01A
- New warehouse on 2.01B to be utilized by Glopak
  - Business is going from B to B to B to C.
- Uncertain with how business will develop in the next twelve (12) to eighteen (18) months.
- Building to be developed with the possibility of a third-party ecommerce company for distribution.
- Solar field built in 2011.
  - A company will refurbish the existing field and place somewhere else.
  - Will replace with a new solar system on the roof of the warehouse.

Mr. Bythell asked if the proposed building will be warehousing or manufacturing. Mr. Harris stated that the existing building is eighty thousand (80,000) square feet of manufacturing. Proposed building will be to store inventory. Current building stores very little product. Mr. Bythell asked what will be the impact of traffic. Mr. Harris stated currently, Glopak has forty-five (45) employees – twelve (12) to thirteen (13) per shift. Manufacturing takes place twenty-four (24) hours a day, five (5) days a week. New employee growth would be twenty (20) to thirty (30). Currently receives six (6) trailers of resin a week and export eight (8) to ten (10) box trucks. Expect proposed building to increase inbound by twenty-five percent (25%) and outbound by forty percent (40%). Existing rail spur on southern portion of site. Have been in contact with Con-Rail to re-activate the track. If successful, will be able to bring in six (6) trailers by rail and export some of the product.

Councilman White reiterated that the solar panels will be repurposed... on site? Mr. Harris responded no... a company will remove them, refurbish them and place them elsewhere. Will bring in a new system on the roof.

Ms. Lepore reiterated there will be walkway from one (1) building to another. Ms. John-Basta stated the next witness will answer that question.

Leon Cohen, AIA – 139 Chestnut Street, Nutley, New Jersey – is sworn in and accepted as a Professional Architect. Ms. John-Basta questioned Mr. Cohen:

- Prepared the drawings.
- Familiar with existing conditions of the proposed site layout.
- Existing location: Introduced - Exhibit A1 – 2015 aerial photo:
  - 7.2 acres
  - Block 254 – Lot 2.01
  - Project between Lehigh Railway and Golden Acres Shopping Center.
  - To the Left – M-3 buildings.
  - Access to site through Case Drive from Oak Tree Avenue.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

- Identified the existing seventy-nine thousand nine hundred (79,900) square foot building and existing solar field.
- Built in 1971 – had previous approvals.
  - With variance for parking of one hundred thirteen (113) vehicles.
- Existing building will remain.
- Solar panel field to be removed. New building in the area of solar field.
- Introduced Exhibit A2 – eight (8) photographs.
  - Case Road. Drive into the site.
  - Entrance to Glopak facility.
  - North elevation of Glopak building – Golden Acres service road.
  - Service Road which runs parallel.
  - Shoprite view of service road. Same parking for Shoprite.
  - View from Shoprite to the solar field.
  - View from Glopak to the solar field.
  - Property line looking at the railway.
- Proposing:
  - Minor subdivision – two (2) lots – 2.01A and 2.01B.
  - Both lots meet all bulk and standards after subdivision.
  - Creating a thirty-foot (30') access drive from Case Drive to proposed building.
  - M-2 Zone
  - Manufacturing is permitted.
  - Introduced Exhibit A3 – Color rendering of Site Plan:
    - Proposed Lot 2.01B.
      - Proposing forty-nine thousand two hundred square foot building.
      - Eight (8) dock doors.
      - Compactor.
      - Forty-two (42) parking spaces.
      - Improved area between existing building and proposed building.
      - Additional employee parking.
      - Separate from loading areas.
      - Green space around buildings.
      - New building two hundred five feet (205') by two hundred forty feet (240').
      - Corner office – flanked by employee parking.
      - Building to meet height regulations.
      - Large landscape buffer along Shoprite property.
    - Proposed lot 2.01B;
      - Proposing forty (40) parking spaces.
        - Complies with parking for zone.
    - Existing lot 2.01A;
      - Previous variance granted to provide one hundred twelve (112) spaces where one hundred twenty-three (123) is required.
      - Proposing one hundred twenty-three (123) parking spaces. Eliminating previous variance.
    - Parking complies with parking standards.
      - Requested waiver for drive isle of twenty-four feet (24') – ordinance is twenty-five feet (25').
    - Proposed Lot 2.01B – required two (2) docks – providing eight (8) docks.
    - Comply with all bulk variances for both lots.
  - Fence currently separating the solar field.
    - Will remove.
    - New fencing to be added around property – eight feet (8') tall.
  - Lot 2.01A parking to be reconfigured.
  - Two (2) existing non-conforming variances to remain on the existing building
  - New Building construction – using Elevation 1 in plans before the Board Members:
    - Pre-cast cement panels.
    - Insulated to meet latest energy code.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

- Mid height windows in warehouse.
- Office area glass panels.
- Small canopy at entrance way.
- Grays and tan façade.
- Traffic signs – directional.
- No sign on building.
  - If need a building sign, will apply at that time.

Vice Chairman Houghton asked how are items recycled. Mr. Cohen stated there is a compactor for garbage. Will have area for recycling in dumpster area. Mr. Harris stated that regarding production process, all scrap is recycled. Ink and oil in machines are recycled on a monthly basis by a third party. Recycling bin for employees. No large cardboard to be recycled.

Ms. Lepore asked what is the process to go between buildings. Mr. Harris stated there is a walkway cutout to move from one (1) building to another. Will not have much cross over. Different set of employees in each building. Ms. Lepore questioned the number of bays in the proposed building. Per Mr. Harris, eight (8) bays. Ms. Lepore concerned about the truck movement at proposed building. Mr. Harris stated there is a set of turning templates submitted in the plans.

Councilman White believes that the solar panels generate some of the power into the existing building. Wanted to know if that will continue. Mr. Harris stated there will be solar panels on the roof. Currently, on grade with the existing panels provides forty percent (40%) of the power to run the manufacturing facility. Anticipates at least forty percent (40%) possibly more on the roof with the new technology.

Mr. Slachetka asked if there will be any changes proposed to the existing building... internal or operational changes. Per Mr. Harris, no changes.

Anthony Castillo, PE – 12 A Maple Avenue, Pine Brook, New Jersey – is sworn in and accepted as a Professionals Engineer. Ms. John-Basta questioned Mr. Castillo:

- All previous mention site items are correct.
- Stormwater:
  - Rain will drain to the north... in back.
  - Proposed truck loading and parking runoff capture in new inlets to underground detention system. Drain out slowly into green area.
  - Existing building to be captured and released slowly into the green area.
- Site Lighting:
  - Wall mounted.
  - Pole mounted - one (1) foot candle at building.
  - Walkway, parking area, intersections, loading area – ten (10) foot candles.
  - Light spillage – no impact to adjacent properties.
- Landscaping:
  - Screening at east and west side – Junipers, Boxwoods, etc.
  - Dumpster area to be screening with holly shrubs.
- Fifty foot (50') wide access easement – west to east.
  - Thirty-foot (30') travel way.
  - Requires planning variance.
  - Provide access for Fire Department.
- Loading dock – proposed lot 2.01B:
  - Provided truck turning template – TR-1.
  - Fire Chief provided vehicle size.
  - WB 62 & WB 40.
- Najarian Associates review letter dated April 3, 2020:
  - Will comply with all items.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Ms. John-Basta stated that there is a request by the Board Engineer to do a traffic study one (1) year after operation begins. Mr. Bucco stated there is not a lot a data. Due to the traffic issues in the Borough, would like to see what occurs in real time. Mr. Bucco stated is satisfied with comments and testimony to his Engineering letter.

Gary Dean, PE – Dolan & Dean Consulting Engineers, LLC, 181 West High Street, Somerville, New Jersey – is sworn in and accepted as a Traffic Engineer. Ms. John-Basta asked Mr. Dean to address the conclusion of the traffic study:

- Prepared Traffic Study dated December 10, 2019 and revised February 20, 2020.
- Traffic study conducted before COVID situation.
- Used Institute of Transportation Engineers (ITE).
- AM traffic – three (3) vehicles in and two (2) exiting.
- PM traffic – one (1) vehicle in and seven (7) exiting.
- Average four (4) to five (5) vehicles an hour.
- Counted at Case Drive and Oak Tree Road.
- Different types of warehouses – some busier than others.
  - Used highest generator – high cube parcel hub warehouse.
  - Re-evaluated at Case Drive and Oak Tree Road:
    - AM – level of service C.
    - PM – level of service D.

Mr. Jahr stated he concurs with Mr. Dean. Mr. Dean was asked to do the worst-case scenario and did so. Agreed with Mr. Dean. Low generator. Does not believe need additional study after one (1) year.

Mr. Fisher asked to open the Public Comment for Mr. Dean.

Vice Chairman Houghton opened the discussion for Public Comment. No questions or concerns.

John Dupont, PE, PP – is sworn in and accepted as a Professional Planner. Ms. John-Basta questioned Mr. Dupont:

- Reviewed plans, Borough Master Plan, Borough Ordinances and site.
- Existing use and proposed use is permitted.
- Relief needed for NJSA 40:55D-35 – to erect a building on a lot that is not directly against a street.
- Relief needed from Borough Ordinance 540-12 A – principle building with lot frontage on a public on street.
  - C1 – hardship.
    - Railroad behind property. Three (3) sides of developed property.
    - No street to abut.
  - C2 – advanced.
    - G - To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space.
    - I - To promote a desirable visual environment through creative development techniques and good civic design and arrangement.
    - M - To encourage coordination of the public and private procedures and activities shaping land development to the more efficient use of land.
    - N - To promote utilization of renewable energy resources.
  - Negative Criteria.
    - No public detriment.
      - Only issue – access to the second building. Fifty-foot (50') access easement.
    - No detriment to Zone Plan or Ordinance.
      - Oversized lot area. When subdivided meets all bulk requirements.
    - Consistent with Master Plan – no bulk requirements.
      - Generating more revenue to the Borough.
    - No detriment to the health and welfare or community.
    - Benefits substantially out way detriments.
      - Sees no detriments.
      - Not over utilizing property.

Vice Chairman Houghton asked why to subdivide. Mr. Dupont stated for flexibility.



**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

Mr. Bucco asked for additional testimony on the 'why' for the subdivision. Mr. Dupont stated for future flexibility as well as financing. Separate collateral.

Mr. Slachetka asked if the Applicant's Planner would provide testimony for the sufficiency for public access, firefighting equipment and other emergency vehicles as well as confirmation of the proposed access will not adversely affect the circulation or the Borough's map. Mr. Dupont stated it provides safe access to the rear building. It will be clear. Width works for traffic and turning of trucks. Access for safety equipment. Not being shared by parking or any obstruction. Easy straight forward access... similar to a road. Will not affect the Boroughs circulation or official map.

Vice Chairman Houghton opened the discussion to the Public. No comments or concerns.

Ms. John-Basta stated looking for approval for Subdivision and Preliminary and Final Site Plan. Believes all proofs have been satisfied and asked for a favorable vote.

Mr. Fisher asked if Mr. Dupont can discuss the Environmental Commission review letter as well as the Fire Marshall. Per Mr. Dupont, spoke with the Fire Marshall. Will provide an additional gate access from the service road of the mall. Replied to the Environmental Commission and answered their questions. Will comply with their request.

Vice Chairman Houghton called for a motion of approval. Mr. Pedersen made motion, seconded by Ms. Lepore. All those in favor: Mayor Anesh, Councilman White, Mr. Butrico, Mr. Bythell, Mr. Grzenda, Ms. Lepore, Mr. Pederson and Vice Chairman Houghton. Opposed: None.

**C. Case #20-02 - Hawkeye Development Company**

Block 95; Lot 2.01; R-15 Zone  
3105 Park Avenue / Whispering Hills Road

The applicant is requesting a *Major Subdivision – four (4) lots.*

Jack Pedersen and Gerry Butrico recused themselves from this hearing.

James F. Clarkin, III, Esq. – Clarkin & Vignuola, PC, 86 Washington Avenue, Milltown, New Jersey – Attorney for applicant addressed the Board. Seeking Preliminary and Final Major Subdivision Approval. Creating four (4) lots. Three (3) lots will have frontage on Whispering Hills Road. Each lot will meet R-15 zone requirements. Each home proposed will meet all setback, coverage and height requirements. The fourth lot has an existing home owned by Scott Reid – proposed lot 14. This lot will require a depth variance - Required one hundred fifty feet (150') proposing one hundred twenty-seven feet (127'). Will become an interior lot with no frontage on a street – requires variance. Has access from Park Avenue through lot 2.03 which is also owned by Scott Reid. Proposed lot 14 never had access from Whispering Hill Road due to elevation change. Fire Marshal, Mr. Abbruzzese, has no objection to project. Issued a report on April 1, 2020. Met with Mr. Abbruzzese at the site. Walked the site from Park Avenue. Was satisfied. Did submit elevations for the three (3) proposed homes. They are all different.

Robert Gazzale, PE –Fisk Associates, PA, 631 Union Avenue, Middlesex, New Jersey – is sworn in and accepted as a Professional Planner. Mr. Clarkin questioned Mr. Gazzale:

- Prepared plans with latest revision date of February 10, 2020. Original plans dated October 21, 2019.
- Has visited the property.
- Block 95 – Lot 2.01.
- Frontage on Whispering Hills Road. Southerly side.
- Seventy thousand five hundred (7,500) east of Park Avenue.
- R-15 zone.
- Ninety-seven thousand, four hundred twenty-nine (97,429) square feet or 2.2 acres.
- Single family dwelling.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

- Has access from Park Avenue – ten foot (10') wide easement for access.
- Mostly wooded.
- Relatively steep.
- Grade change twenty feet (20') to one hundred thirty feet (130').
- Existing house has septic and well.
- Drains southwest to northwest.
- Sidewalks end on each side of the property on Whispering Hills Road.
- Whispering Hills Road is thirty feet (30') wide and curved.
- Public gas, electric, sanitary sewer on Whispering Hills Road.
- Properties developed with single family dwelling.
- Proposing:
  - Subdivide into four (4) lots.
  - Three lots front Whispering Hills Road.
    - Approximately one hundred feet (100') wide.
    - Approximately one hundred fifty-five (155') deep.
    - Range from fifteen thousand (15,000) square feet to sixteen thousand fourteen (16,014) square feet.
    - Will comply with all bulk variances in R-15.
  - Remainder of lot contains 1.18 acres with existing house.
    - Access through easement that currently exists.
  - Using Sheet 4 of plans before Board Members:
    - Steep grade.
    - Retaining walls.
    - Grade lots to drain to Whispering Hills Road.
    - Proposing dry wells on each lot.
    - Soils is suitable for infiltration device.
    - Will obtain certification from Freehold Soil.
    - Details of retaining walls, drainage and drywell to be confirmed with Board Engineer when house is submitted for construction permits.
  - All homes will connect with public utilities including existing home.
    - Existing home will have easement to Whispering Hills Road for sanitary sewer, public water and gas.
    - Septic and well to be abandoned.
    - Will replace existing curb and gutter on frontage.
  - Proposing street trees.
  - Will work with Dr. Tempel regarding the number of trees to be removed and replaced.
  - Sidewalks along frontage of Whispering Hills Road.
  - Access to existing home has no impact to Borough or map.
  - Existing fire hydrant across the street on Whispering Hills Road.
  - Recycling Borough's plan.

Mr. Clarkin asked Mr. Gazzale to review Najarian's Associates review letter dated May 12, 2020. Mr. Clarkin asked to start on page 2 Section C:

- Item C1 – Acknowledged.
- Item C2 – Requesting waiver.
- Item C3 – Requesting waiver. Bob Bucco has no objection.
- Item C4 – Requesting waiver. Borough provided recycling pick-up.
- Item C5 – Filed tree removal plan with Dr. Tempel. Voluntary Condition if approved, will work with Dr. Tempel regarding species and location.
- Item D1 & D2 – Will comply.
- Item D3 -- Will plant seven (7) to eight (8) street trees.
- Item Ea1 through Ec4 - Will comply.
- Item Ec5 – Established using GPS.
- Item Ed through Eh – Will comply.
- Item F1 – Soils survey identified as good for drywells.

**BOROUGH OF SOUTH PLAINFIELD**  
**PLANNING BOARD MINUTES**  
**October 27, 2020**

- Item F2 – Will be sized for the maximum building footprint. Will be sized at the time of construction. Mr. Bucco would like to see the building envelope that there is no question of size even for an expansion. Mr. Clarkin stated will except as a Condition of Approval that the drywell is designed to the maximum size of the building envelope.

Mr. Clarkin asked Mr. Gazzale if he reviewed the Traffic Safety Committee review letter. Per Mr. Gazzale, yes... there were no comments or concerns.

Mr. Clarkin asked Mr. Gazzale if he reviewed the Fire Marshall review letter. Per Mr. Gazzale, yes... there are no objections.

Mr. Clarkin asked Mr. Gazzale if he reviewed the Environmental Commission review letter. Per Mr. Gazzale, yes. Mr. Clarkin stated that Dr. Tempel is not in favor of granting a waiver for an Environmental Impact Statement. Believes the reason is that the Borough does not have a steep slope ordinance. Does not know what an Environmental Impact Statement would reveal. Does not believe it is necessary.

Mr. Bucco confirmed with Mr. Gazzale that there will be a sanitary sewer and utility easement onto Whispering Hills Road. Sanitary Sewer may require sewer extension permit. Mr. Bucco suggests that the Applicant contact the Sewer Authority to check if it is required. Mr. Gazzale stated will reach out to DEP and let them make the determination.

Mr. Bucco requested a copy of the existing easement for the existing home. Mr. Fisher confirms with Mr. Clarkin the easement is from 1967 which was submitted with the application.

Mr. Bythell asked if there is any plan to improve the roadway from Park Avenue to the existing home... driveway. Mr. Clarkin stated no... walked the site with Fire Marshall to make sure that there is enough room for emergency vehicles. Per Mr. Clarkin, Fire Marshall was satisfied. Therefore, no driveway improvements.

Councilman White mentioned that the Dr. Tempel discusses concerns of soil erosion after and during construction. Believes it is high. Mr. Gazzale stated that the plan must be approved by Freehold Soil – silt fence, berm and stone tracking pad. Proper permanent vegetation for during and after construction. Councilman White asked if there will be additional trees to be cleared. Mr. Gazzale stated did supply a supplemental tree clearing plan dated April 10, 2020 in response to the Environmental Commission letter. Does acknowledge trees to be removed, number of diseased and damage trees. Will 'reforest'. Mr. Clarkin stated that there is substantial room for additional tree planting on site. Mr. Gazzale stated the area is 'not wooded'. Mr. Clarkin stated the more trees the less worry for erosion issues. Does recognize that if the trees are not planted, per ordinance, the fee is quite expensive.

Mayor Anesh stated that Dr. Tempel is strongly against waiving an Environmental Impact Statement but agreed that many trees are in need of planting. Mr. Gazzale stated an Environmental Impact Statement addresses noise, traffic and air quality. Proposing three (3) homes in an already established residential neighborhood. There are plans to replace trees. There is not a detrimental environmental impact that would impact the quality of life in the neighborhood. Mayor Anesh asked why would Dr. Tempel be against not having an Environmental Impact study completed. Mr. Gazzale stated that there was no tree replacement plan originally submitted. No traffic impacts. Mayor Anesh stated he believes the concern is the development on steep slopes. Mr. Bucco stated he had not had any discussion with Dr. Tempel on the issue. Does agree the steep slopes are an issue. Agreement with the Applicant that each individual lot will have its own grading plan, building footprint, drywell, calculations, retaining wall and the retaining wall will have to address stability. Mayor Anesh asked what will happen if the retaining walls fail... any detriment to the existing neighbors. Mr. Bucco stated if it is designed properly... no. Adamant about having proper drainage that will not impact the other properties.

Mr. Slachetka stated that in his review letter, he differed the Environmental Impact Statement to Dr. Tempel. Did indicate the Applicant is to provide testimony to mitigate impact during construction. Mr. Gazzale stated the measures in place during construction is stone tracking pads, silt fencing placed along the lower edge of excavation, diversionary berms further up the slope to slow and direct water, temporarily seed disturbed areas. When lot is ready to be occupied, test soil compaction. To test soil that the construction vehicles did not compact

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 27, 2020**

the soil too much that nothing will grow. Mr. Gazzale explains the process of the test and results determine seeding or sod. Mr. Bucco stated the Applicant will need Freehold Soil approval prior to construction.

Vice Chairman Houghton suggested to adjourn to the next meeting due to the time. Mr. Clarkin stated he is disappointed but will adjourn to the next meeting. Mr. Fisher announced that the Applicant will return on November 10, 2020 for a witness and public comment. Mr. Clarkin accepted and asked that no further notice be required and requested to be the first Applicant on the Agenda. Vice Chairman Houghton agreed.

**Old Business:** None

**Committee Reports:**

- A. **Street Naming Committee** – Bob Ackerman. Absent
- 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:** 10:15 pm.

Respectfully Submitted,  
Joanne Broderick  
Planning Board Secretary