

BOROUGH OF SOUTH

Planning and Zoning Dept
2480 Plainfield Ave
South Plainfield, NJ 07080
908-226-7641
908-226-7639
908-754-1179 facsimile

All Seasons Sports Academy, LLC
(was DPE 2700 South Plainfield)

ZBOA #01-18

**PLANNING BOARD
AND
BOARD OF ADJUSTMENT
APPLICATION**

- | | Yes | No | N/A | Waiver |
|---|-----|----|-----|--------|
| 1. Complete application form | | | | |
| 2. 9 folded, signed and sealed copies of site and/or subdivision plan
Must include landscaping plan, lighting plan, utilities plan | | | | |
| 3. Property Survey prepared, signed and sealed by a licensed NJ surveyor | | | | |
| 4. Detailed letter describing the proposed development | | | | |
| 5. Traffic Impact Statement | | | | |
| 6. Environmental Impact Statement | | | | |
| 7. Two (2) copies of any easements, covenants, deed restrictions,
court decisions or board decisions affecting the property. | | | | |
| 8. Certified list of property owners within 200 feet of the proposed development | | | | |
| 9. Certification of paid taxes | | | | |
| 10. Copy of W-9 form | | | | |
| 11. Disclosure of Stockholders/Partner | | | | |
| 12. Disclosure of Political Contributions | | | | |
| 13. Waiver of Requirement | | | | |
| 14. Storm Water Management Plan/ Drainage calculations | | | | |
| 15. Application fee | | | | |
| 16. Escrow fee | | | | |

Revision to application for development regarding **2700 Hamilton Boulevard, South Plainfield, NJ**

The within application is hereby revised to reflect that the applicant is **All Seasons Sports Academy LLC, 2700 Hamilton Boulevard, South Plainfield, NJ**.

DPE 2700 South Plainfield Associates, LLC
DPE 2700 South Plainfield Assoc. LLC.

By: Michael Thelb, its member

WALTER K. ABRAMS
Counselor at Law

2201 South Clinton Avenue
South Plainfield, NJ 07080

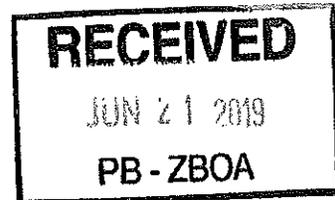
(908) 757-2700

Fax Number: (908) 757-5800
E-mail: wkaesqstaff@hotmail.com

June 21, 2019

Via hand delivered

Mrs. Joanne Broderick, Planning/Zoning Secretary
South Plainfield Municipal Building
Department of Planning and Zoning
2480 Plainfield Avenue
South Plainfield, NJ 07080



Re: 2700 Hamilton Boulevard
Block 476 Lot 3

Dear Ms. Broderick:

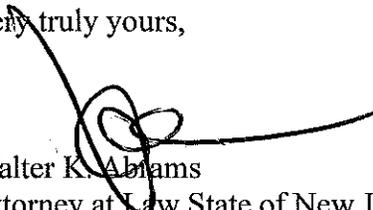
I represent All seasons sports. Please find an authorization signed by the property owner requesting a change in the name of the applicant to the application previously submitted.

I have also enclosed 9 sets of plans, a sight plan checklist, and a statement setting forth the proposed project.

I have also enclosed a revised application.

Thank you.

Very truly yours,


Walter K. Abrams
Attorney at Law State of New Jersey

SUMMARY
REQUEST FOR A PARKING VARIANCE

The following is a statement in support of a parking variance regarding proposed site changes to a 6.2-acre parcel known as Block 476, Lot 3, in the Borough of South Plainfield, Middlesex County, New Jersey. This summary has been prepared by Menlo Engineering Associates, Inc. to supplement the applicant request for a site plan approval for an additional outdoor sports field to an existing recreation center.

The property is located on the North side of Hamilton Blvd at its intersection with West End Ave. The site plan includes the addition of two outdoor sports field along with 35 previously approved parking spaces. No changes will be made to the existing building. The site requires 302 spaces in both the proposed and existing conditions. The current site contains 120 parking spaces. The proposed design provides a total of 155 spaces. Two turf fields will be provided in the rear of the site. The total area of proposed turf is 2.6 AC. The stormwater detention basins will be underneath the proposed fields. The remaining open space will be landscaped to accommodate for any tree removal.

CONCLUSION

Menlo Engineering Associates, Inc. evaluated the difference of the parking within the existing and proposed conditions. The required parking by the township ordinance does not increase. However, parking spaces does increase but 35 spaces in the proposed conditions. Therefore the project will not have a negative impact on the parking within the lot.

SUMMARY
REQUEST FOR A WAIVER FOR AN ENVIRONMENTAL IMPACT STATEMENT

The following is a statement in support of a waiver for the submission of a Environmental Impact Statement regarding proposed site changes to a 6.2-acre parcel known as Block 476, Lot 3, in the Borough of South Plainfield, Middlesex County, New Jersey. This summary has been prepared by Menlo Engineering Associates, Inc. to supplement the applicant request for a site plan approval for an additional outdoor sports field to an existing recreation center.

The property is located on the North side of Hamilton Blvd at its intersection with West End Ave. The site plan includes the addition of two outdoor sports field along with 35 previously approved parking spaces. There is a minimal change to the site's previously approved impervious coverage. The site's total impervious coverage increases from 34.6% to 35.1%. The building coverage will remain at 13.2%. The rest of the impervious coverage consists of parking aisles and spaces. 35 additional parking spaces are proposed to the existing 120 spaces for a total of 155 spaces. This is still well under the 302 spaces required by the township ordinance. Two turf fields will be provided in the rear of the site. The total area of proposed turf is 2.6 AC. The stormwater detention basins will be underneath the proposed fields. The remaining open space will be landscaped to accommodate for any tree removal.

CONCLUSION

Menlo Engineering Associates, Inc. established and evaluated the potential impacts of the proposed development on the existing baseline environmental conditions in comparison to the existing conditions. Based on this review, the impacts on-site and to nearby environmental features resulting from the modifications of the existing conditions will be negligible and do not exceed the projected impacts anticipated through land use zoning for the additions to this property.

BOROUGH OF SOUTH PLAINFIELD

Planning Board and Board of, Adjustment Application

OFFICE USE ONLY

Application #:	Application Fee:	Rec'd:
Date Rec'd:	Escrow Fee:	Rec'd:
Deemed: Complete	Incomplete	Initials:

CHECK AS MANY AS APPLY

Minor Site Plan	Bulk Variance	X
Preliminary Site Plan - X	Use Variance	X
Final Site Plan- X	Conditional Use	
Sketch Plat	Informal Review	
Minor Subdivision	Appeal of Administrative Officer	
Preliminary Major Subdivision	Interpretations	
Final Major Subdivision	Extension of Time	

SUBJECT PROPERTY

Location: 2700 Hamilton Boulevard

Block(s): 476 Lot(s): 3

Zone: M-3

PRESENT USE OF PROPERTY

Sports academy

PROPOSED USE OF PROPERTY

Applicant proposes installation of playing fields in the rear of the property and increase of parking spaces.

ENGINEER'S INFORMATION

Name: Scott Turner

Firm Name: Menlo Engineering Associates

License Number: NJPE # 43811

Telephone Number: 732-846-8585

Fax Number: 732-846-9439

Email Address:TURNER@menloeng.com

Address:

City, State & Zip:

PLANNER'S INFORMATION

Name TO BE ADVISED

Firm Name:

License Number:

Telephone Number:

Fax Number:

Email Address:

Address:

City, State & Zip:

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE

ALL

List any other expert who will submit a report or who will testify for the applicant: [attach additional sheets as may be necessary]

NONE AT THIS TIME

SITE INFORMATION

Subdivisions

Number of Lots
Number of Dwelling Units
Lot Line Elimination

Existing

N/A

Proposed

Easements

List any existing or proposed deed restriction or covenants associated with the property:
Please attach copy.

None to our knowledge.

Previous Approvals and appeals.

List any previous approvals and/or appeals associated with the property:
Please attach copy.

Applicant received Use Variance approval from the Board of Adjustment two years ago to permit the present use of the premises. At the time the applicant advised the Board of their intention to return to seek the approval of the project which is the subject of this application.

Variances

Bulk Variances

Required

Proposed

Lot Area		
Lot Width		
Lot Depth		
Height		
Front Yard Setback		
Side Yard Setback (one side)		
Side Yard Setback (both sides)		
Rear Yard Setback		
Height (<10% of maximum permitted)		
Building Coverage		
Parking	302	161 (120 existing)
Other		

Use and "D" Variances

Use Proposed use not permitted in Zone.

Height (<10% of> than

Maximum permitted

Deviation from Conditional Use

Other (specify) This proposal is an expansion of a previously granted use variance.

Waivers

List any waivers being requested: To be supplied under separate cover.

List any design waivers being requested:

DISCLOSURE OF STOCKHOLDERS/PARTNERS

A corporation or partnership applying to a Planning Board or a Board of Adjustment shall list the names and addresses of all stockholders or individual partners owning at least ten (10%) percent of its stock in any class, or at least ten (10%) percent of the interest in the partnership, as the case may be. If a corporation or a partnership owns ten (10%) or more of the corporation, or ten (10%) percent or greater in a partnership, which is subject to disclosure pursuant to N.J.S. 40:55D-48.1 and 48.2, that corporation or partnership must then list the names and addresses of its stockholders holding ten (10%) percent or more of its stock or ten (10%) percent or greater interest in the partnership, as the case may be, and this requirement must be followed by every corporate stockholder or partner in a partnership until the names and addresses of the non-corporate stockholders and individual partners exceeding the ten (10%) percent ownership criterion established in the above statute have been listed.

(Name of Corporation or Partnership)

NAME OF STOCKHOLDER OR PARTNER	ADDRESS	PERCENTAGE OWNED
JOE NOTARANGELO	41 RIDGE AVE SAARVILLE, NJ 08872	35.9
WALLY RODRIGUES	313 HYLIFFE AVE WESTFIELD, NJ 07070	35.9
AL MARTINEZ	553 TRINITY PLACE ROSELLE, NJ 07203	28.2

DISCLOSURE OF POLITICAL CONTRIBUTIONS

Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

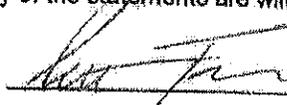
****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
Piscataway Democrats Ward Campaign 2018	May 2018	\$2,000	Check
CVC (Christopher P. Vergano)	June 2018	\$150	Check
Committee to Elect Patrick Diegnan	Sept. 2018	\$300	Check
Piscataway Democrats Ward Campaign 2018	Oct. 2018	\$2,000	Check
Election Fund of Bob Smith	May 2019	\$2,600	Check

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign:



Print Name:

Scott H. Turner

Date:

May 30, 2019

DISCLOSURE OF POLITICAL CONTRIBUTIONS

Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
N/A			

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign:

Print Name:

Jason A. ...

Date:

6/4/19

APPENDIX B

SITE PLAN CHECKLIST

Applicant: All Seasons Sports Academy Date: Nov. 14, 2019
Owner: Phil Richards
Project Location: 2700 Hamilton Boulevard, South Plainfield, NJ
Block: 476 Lot: 3 Zone: 1k-3
Project Name: All Seasons Sports Academy
Engineer/Designer: Mento Engineering Associates

- A. Two (2) copies of application form: One (1) Original – One (1) Copy.
- B. Application fees and taxes paid.
- C. Twelve (12) copies of site plan – original submission.
- D. Size of map: 8 1/2" X 14" or 15" X 21" or 24" X 36" folded not rolled.

GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN

- E. Name and license number of Engineer / Architect with documents sealed with raised seal, original date and revision dates of drawings.
- F. Project identification, name and address of owner and name and address of applicant.
- G. Owner's certificate of concurrence with the plan "*I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan*". Must be signed by the proper authority.
- H. The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
- I. Site data schedule showing:
 1. A key map of the site not smaller than 1" – 1,000' with reference to surrounding areas, zoning district(s) and existing street locations within 1,000'.
 2. Zoning schedule (required and proposed).
 3. Proposed use.
 4. Total site area in acres (thousands of an acre) and square feet.
 5. Total ground floor building area in square feet and percentage of lot coverage.
 6. Total building area in square feet.
 7. Total open space area in square feet and percentage of lot coverage.
NOTE: Not complete if missing.
 8. Total area of impervious coverage in square feet and percentage of lot coverage.
 9. Number of parking stalls and stall dimensions.
 10. Number of employees, total and maximum in one (1) shift.
 11. Ratio of parking to building size or occupancy or both, depending on use.
 12. Proposed building data: height; setbacks; front, side and rear yard distances. Also, show the dimensions on the plan.

APPENDIX B

SITE PLAN CHECKLIST

- J. Written description of proposed operations or activities including control of noise, water pollution, glare, air and/or fire and safety hazards.

THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:

- N/A K. Architectural building elevations, including façade signs and entrances.
NOTE: New buildings and additions only.
- L. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination, if applicable.
- M. Required legend on site plan for endorsement by Board Engineer, Board Chairman and Board Secretary.
- N. Written description of a request for hardship variance, conditional use or specific permit.
NOTE: The applicant will need to submit a form or waiver.
- O. Environmental Impact Statement (EIS) or waiver request.
- P. Written document of request to waive submission of any required site plan elements. The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the overall intent of the land use ordinance, and good development practice.

**NOTE: An application is complete with a waiver request, then the review period begins.*

- N/A Q. Additional information and data required by the Board as the result of hearings on the application.

FOR PRELIMINARY SITE PLAN

- R. Proof in the form of letters of transmittal that a copy of the application was sent to County Planning Board; adjacent municipality if property is within 200 feet; New Jersey Department of Environmental Protection if stream encroachment or wetlands permit is needed or sewer extension required: Plainfield Area Regional Sewage Authority and / or Piscataway Township Sewer and / or South Plainfield Sewer Utility; New Jersey American Water Company or Middlesex Water Company.

FOR FINAL SITE PLAN

**NOTE: Not needed for completeness, but needed for final approval – Letters S-Y.*

- S. All conditions of Preliminary Site Plan Approval have been satisfied.
- N/A T. Borough Tax Assessor for lot numbers (if applicable).
- W/1co U. Freehold Soil Conservation Service – Soil Erosion Sediment Control Plan Certification.
- W/1co V. New Jersey Department of Environmental Protection approvals, including but not limited to:
 1. Sanitary Sewer Extension Permits.
 2. Potable Water Works Permits.
 3. Freshwater Wetlands Letter of Interpretation.
 4. Freshwater Wetlands Transitional Area Waiver.
 5. Authorization for Freshwater Wetlands Statewide General Permits.
 6. Stream Encroachment Permits.
- W/1co W. All conditions of Middlesex County Planning Board final approval met.

APPENDIX B

SITE PLAN CHECKLIST

- N/A* X. Special approvals (utilities, etc.).
- N/A* Y. All easements, dedications and deed restrictions necessary to implement the plan.

Person Preparing Check List: _____ Date: _____

SITE PLAN SHOULD CONTAIN THE FOLLOWING BASIC DATA

1. Scale not to exceed 1" = 50' (graphic and written); north arrow with reference meridian; block(s); lot(s); tax map number(s).
2. Survey prepared by a New Jersey Licensed Surveyor – no more than five (5) years old.
3. Property line dimensions showing boundaries of the property existing and proposed monuments, building setback lines, easements and area dedicated to public use, including existing and proposed easements, covenants or deed restrictions, water courses and rights-of-way in feet and decimals of a foot, and bearings in degree, minutes and seconds.
4. Location of all existing buildings and structures (e.g. walls, fences, culverts), streets, driveways, entrances and exits on the site and within 200 feet thereof. Structures to be removed are to be indicated by dashed lines.
5. Right-of-way widths of existing and proposed roads from the centerline. Pavement width measurements. Distances to the nearest intersections with other public streets. Plan and profiles of all existing and proposed streets and utilities.
6. Location and dimensions of all proposed buildings, structures, roads, driveways, parking areas, etc.
7. All existing physical features on the site and within 200 feet thereof, including streams, watercourses, flood plans, existing woodlands, existing trees six inches (6") in diameter as measured three feet (3') above grade and significant soil and hydrological conditions such as wetland, cliff, rock, outcroppings, and water flows.
8. Topography showing spot elevations, high and low points, existing and proposed contours at one foot (1') intervals extending 200 feet off-site based on New Jersey Geodetic Control Survey Datum. First floor elevation of all proposed buildings or other structures, also the elevation of the finished grade at each corner of all structures.
9. Parking and loading areas and location of any outside storage facilities shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicated direction of traffic flow, traffic control devices (signs and/or pavement markings) and sign easements, tabulation of proposed and required parking spaces. No driveway is permitted within five feet (5') of property lines.
10. Location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data.
11. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, potable water supply, and methods of solid waste storage and disposal. Detail of screened enclosure for solid waste storage, including provisions for source separation of recyclables.
12. Location and type of utilities present and proposed including electric, gas, telephone, cable television, sanitary sewers, storm sewers and water lines. All proposed new utilities installed shall be underground.
13. Improvements, such as roads, driveways, curbs, bumpers, sidewalks, sewers and utilities shall be indicated with profile and plan views, design and construction details and dimensions.

APPENDIX B

SITE PLAN CHECKLIST

- N/A* 14. Location and design of off-tract improvements necessitated by the proposed development.
15. Landscaping and buffering plan prepared by a CLA identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and rock outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting. Buffer areas should include location of landscape screening, fencing and berms – provide details.
16. Specify on landscape plan the quantity, size and type of proposed landscaping.
17. Indicate which existing trees and/or vegetation shall be preserved and include notes on methods to preserve them during construction.
18. Street trees planted at SPECIFIED intervals – usually forty feet (40') on center.
19. Indicated on landscape plan existing or proposed utility lines walkways, lighting, etc.
20. Indicate on the landscape plan, existing and proposed fences, their heights, type and other details. All retaining walls and their details.
21. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer's specification sheet, intensity in foot candle, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard or pole. 0.5 foot candles of lighting are required in all parking and driveway areas.
22. Storm water runoff control plan.
1. Percent of impervious coverage.
 2. Grading plan, including spot elevations. Include adjacent property where drainage may impact.
 3. Runoff computations for pre-developed and proposed conditions.
 4. Size, slope, direction of flow, top of curb and grate elevation of structures, invert elevations of all existing and proposed storm drains, drainage ditches, watercourses – fifty foot (50') cross-sections for swales, ditches and channels.
 5. Roof leader size and discharge locations.
 6. Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow and outflow hydro graph for storm water detention / retention facilities.
 7. Drainage map and calculations showing drainage from contributing area prior to and after development. Indicate the determination of L, Tc and I.
 8. If additional development is proposed on site with existing detention / retention facilities, provide capacity calculations.
- N/A* 23. Sanitary Sewer Plan. Location and design details of all pipe, manholes, etc. in accordance with Borough adopted construction standards. Provide a monitoring manhole located one foot (1') into the right-of-way. Provide estimated waste water flows.
- N/A* 24. If property is in a flood plan area, it must be noted on the plan.
- N/A* 25. Additional information and data required by Development Review Ordinance and / or the Planning / Zoning Board as the result of hearings on the application.
- N/A* 26. Engineer's estimate of the cost of the proposed improvements (sanitary sewer, drainage public pavement).
- W/ico* 27. Performance Guarantees and Engineering Inspections Fees.
- W/ico* 28. As-Built drawings of final construction with all revisions and corrections.

Person Preparing Check List: _____ Date: _____

APPENDIX B

SITE PLAN CHECKLIST

SITE PLAN REVIEW PROCESS

1. Upon completion of Engineering and Administrative Review, the application is deemed complete and scheduled for meeting.
2. The Application is heard for Preliminary Approval. If the applicant has requested waivers, and / or prior approvals have not been obtained (Freehold Soil, Middlesex County Planning Board, New Jersey Department of Environmental Protection, etc.)
3. Board votes on granting or denial of requested waivers.
4. Board imposes conditions as they feel necessary.
5. Board approves or denies Preliminary Approval.
6. Applicant obtains all necessary prior approvals and corrects plans in compliance with the Preliminary Approval Resolution. Applicant submits revised drawings and all necessary documentation for Engineering and Administrative Review.
7. Upon compliance with the Resolution, the application is scheduled for Final Site Plan Approval.
8. Board hears case for Final Approval.
9. Board grants or denies Final Approval.
10. Plans are signed by Board Engineer, Board Chairman and Board Secretary.
11. Resolution is memorialized.
12. Case is filed.

NOTE: Should the applicant have no waiver requests and / or prior approvals pending, the Board can grant Preliminary and Final Approvals at one (1) hearing.

APPENDIX C

VARIANCE CHECK LIST

Type of Application

1 or 2 Family Bulk Variance (New Construction)

1 or 2 Family Use Variance

Bifurcated Use Variance

Site Plan

APPLICANT	<u>All Seasons Sports Academy</u>		DATE	<u>5/23/19</u>	
BLOCK(S)	<u>476</u>	LOT(S)	<u>3</u>	ZONE	<u>M-3</u>
ENGINEER / DESIGNER	<u>Merlo Engineering Associates</u>				

X	X	X	X	()	A.	Two (2) copies of application form: One (1) original – One (1) copy.
X	X	X	X	()	B.	Application fees and taxes paid.
X	X	X	X	()	C.	Twelve (12) copies of site plan – Original submission.
X	X	X	X	(✓)	D.	Survey prepared by a New Jersey Licensed Surveyor. (Not less than five (5) years old.).
X	X	X	X	(✓)	E.	Size of Map: 8½" x 14" or 15" x 21" or 24" x 36" - folded.
GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN						
X	X	X	X	(✓)	F.	Name and license number of Engineer/Architect with documents sealed with raised seal, original date and revision dates of drawings.
X	X	X	X	(✓)	G.	Project identification, name and address of owner, and name and address of applicant.
X	X	X	X	(✓)	H.	Owner's certification of concurrence with the plan "I hereby certify that I am the owner of record of the site herein depicted and that I concur with the plan." Must be signed by the proper authority.
X	X	X	X	(✓)	I.	The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
X	X	X	X	(✓)	J.	Site data schedule showing: <ol style="list-style-type: none"> ✓ 1. A key map of the site not smaller than 1" – 1,000' with reference to surround areas, zoning districts(s) and existing street locations within 1,000'. ✓ 2. Zoning schedule (required and proposed). ✓ 3. Proposed use. ✓ 4. Total site area in acres (thousands of an acre) and square feet. ✓ 5. Total ground floor building area in square feet and percent of lot coverage. ✓ 6. Total building area in square feet. ✓ 7. Total open space area in square feet and percent of lot coverage. ✓ 8. Total area of impervious coverage in square feet and percent lot coverage. ✓ 9. Number of parking stalls and stall dimensions. ✓ 10. Number of employees, total and maximum in one shift. ✓ 11. Ratio of parking to building size or occupancy or both, depending on use. ✓ 12. Proposed building data: height, setbacks, front, side and rear yard distances, also show dimensions on plan.

APPENDIX C

VARIANCE CHECK LIST

1 or 2 Family Bulk Variance (New Construction)	1 or 2 Family Use Variance	Bifurcated Use Variance	Site Plan		
X	X	X	X	()	K. Written description of proposed operations or activities, including control of noise, water pollution, glare, air and/or fire and safety hazards.
THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:					
X	X		X	() NA	L. Architectural building elevations, including façade signs and entrances.
			X	()	M. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination.
X	X	X	X	(✓)	N. Required legend on site plan for endorsement by Board and Borough Officials.
	X	X	X	()	O. Written description of a request for hardship variance, conditional use or specific permit.
			X	()	P. Environmental Impact Statement (EIS).
	X	X	X	()	Q. Written document of request to waive submission of any required site plan elements. (The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the intent of the land use ordinance, and good development practice.)
X	X	X	X	(✓)	R. Additional information and data required by the Board as the result of hearings on the application.
X	X	X	X	(✓)	S. All easements, dedications and deed restrictions necessary to implement the plan.


 Person Preparing Check List

5/23/19
 Date

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT
PERMIT RECORD

BLOCK 476

ZONE _____

LOT 3

ADDRESS 2700 HAmilton Blvd.

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
2/10/16	All Season Sports	Elect/Alarms	100.	Central Jersey	160142
2/10/16	" "	Fire	7000.	" "	160142
4/i/16	Tenant/All Season	Sports Academy Certificate of		Use/zoning	763686
4/11/16	" "	Fire/Fireline to vault	15,000	Castle Fire	160142
4/18/16	" "	32 sq ft sign	1800.	Bobs Signs	160471 OK
4/22/16	" "	Temp CO T115/20/16			160142
7/13/16	" "	Cert of Occupancy			160142

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, N.J.
BUILDING DEPARTMENT

BLOCK 476

ZONE M-3

ADDRESS 2700 Hamilton Blvd.

PERMIT RECORD

LOT 3

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT	USE GRP.
9/20/99	Arm-R-Lite	3x8 Repl Sign	3960.	Classic Sign	991005	OK
6/22/05	" "	400amp Serv. Repair	6000.	Best Elect	050797	77-05 OK
1/8/2016	ZBOA#23-15	- Appraisal 12/5/15 Re: "All Seasons 5x"				
1/20/16	" "	Int.Demo /No Structural	600.	Castle Build	160059	OK
1/20/16	" "	Electric	100.	Bender Ent.	160059	OK
1/20/16	" "	Plumbing	100.	Atlast Mech	160059	OK
1/26/16	Tenant/All Season Sports Club	Certificate of use/zoning		ZBOA#23-15	762704	
2/5/16	" "	Roofing	215,000.	MJT & CO.	160123	

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT

BLOCK 476

ZONE _____

PERMIT RECORD

ADDRESS 2700 Hamilton Blvd.

LOT 3

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
2/5/16	All Seasons Sports	Int.Alteration	35,000.	Castle Builders	160142
2/5/16	" "	Electric	5000.	Bender Ent.	160142
2/5/16	" "	Plumbing	20,000.	Atlast MEch	160142
2/5/16	" "	Fire	1000.	Blue Air	160142
2/5/16	" "	Bldg/Duct Work	10,000.	Blue Air	160142
2/5/16	" "	Elect/Lgt Poles	15,000.	Bender Ent.	160142
2/5/16	" "	Plumbing	20,000	Blue Air	160142
2/5/16	" "	Fire/313 Spk Hds	84,000.	Approved Fire	160142

Card #1

BOROUGH OF SOUTH PLAINFIELD, N. J. *New block 476*DEPARTMENT OF PUBLIC WORKS
(BUILDING DIVISION)
PERMIT RECORDBlock 728Street and No. 2700 Hamilton BoulevardLot. 3-D

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN N
Mo.	Da.	Yr.						
Oct.	5	60		Assembly Hall for Rec.act.	\$125,000.	Rink Realty Co.Inc.	7845	
Dec.	16	60		Neon Ground Sign	\$720.	Rink Realty Co.Inc.	7890	
Jan.	30	61	Paul Metcalf (Owner) Ice Palace Co.Inc.	Certificate of Occupancy #2147				
Sept.	21	61	Paul Metcalf Ice Palace	Accessory Bldg. in rear	\$1200.	Rink Realty Co.Inc.	8147	
Oct	23	62	" " N.J.Alum.Ext. Co.	Ground Sign	\$75.00	Essex Sign Co,Inc.	8491	
Jan	8	63	Plfd. Ice Land, Inc.	Building Permit for C. O.			8539	
Jan	8	63	Plfd. Ice Land, Inc.	Certificate of Occupancy #2429				
Nov.	11	63	So. Plfd. Ice- land	SIGN Neon Roof	\$1,050	Jersey Neon Corp.	8794	
July	27	66	Arm-R-Lite Door Mfg.	Certificate of Occupancy 2931			9686	
Jan.	11	67	" " "	Elec. permit		M. Ambroio	175	

Card #2

BOROUGH OF SOUTH PLAINFIELD, N. J. *Block 476*DEPARTMENT OF PUBLIC WORKS
(Building Division)
PERMIT RECORDBlock 728Street and No. 2700 Hamilton BoulevardLot. 3-D

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN N
Mo.	Da.	Yr.						
Jan	30	67	Arm-R-Lite Door Mfg.	changes in office & Spr. system	\$20,000	self	9813	
July	24	67	" " "	sign	\$100	self	10033	
Dec	3	75	" " "	4x4 grd sign	\$100	DeAndrea	14543	
June	3	77	J.Dourney	grd. sign	\$50	A.Schwartz Essex Sign	15352	
Jan.	15	86	Arm-R-Lite	Rf. over Ld. Dock/ Storm Encl.	\$ 17,200	K. Bauer	1632B	
Mar.	11	86	" " "	Certificate of Approval			1632B	
Sept	20	95	Arm R Lite	Furnace	2000.	Edison Sales	951023	
8	18	97	" "	Sewer Conn.	5000.	Ray Manner	970855	OK 8-28-97
6	30	98	" "	Electric	28,000.	Henderson	980613	OK

1222 BLOCK 476 LOT 3
-----OWNER INFORMATION-----
DPE 2700 SOUTH PLAINFIELD ASSOC LLC
20 COMMUNITY PL, 3RD FL
MORRISTOWN, NJ 07960

QUAL. UPDATED ON 121817
-----PROPERTY INFORMATION-----
PROP LOC: 2700 HAMILTON BLVD
PROPERTY CLASS 4B ACCOUNT#
BLDG DESC
LAND/ACRE 6.327 AC. / 6.32
ADDITIONL LOTS

DED AMT #OWN 01
BANK# MORT# SS#

ZONE M3 MAP USER#1 #2
BULT 0000 UNITS BCLASS

-----SALES INFORMATION-----

DATE	BOOK	PAGE	PRICE	PCD	NU	4TYPE
CUR: 041115	06684	376	2250000	A		999
-1: 061314			10			
-2: 100295			1			

-----TENANT REBATE-----
BASE YR TAXES FLAG
17 60199.68 N

---VALUES---
LAND 449800
IMPR 463200

-----EXEMPT PROPERTY DATA-----

EPL CD STAT.
FACILITY
INIT FILE FUR FILE
ASMT CODE

-----TAXES-----
17 TOTAL 60199.68
18 HALF1 30099.84
18 TOTAL .00
19 HALF1 .00
SPTAX CDS:

NET 913000
OLDID:
NEXT ACCESS: BLK LOT QUAL
EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

P.B. 9/3/86

#406

Lesser Industries - Hamilton Blvd.
Block 476, Lot 4
Zone: M-3
(Construct one-story masonry building.)

Mr. Richard Keiling, Esq. was present to represent the file. The engineer's letter of June 26, 1986 was read. The waiver requests were made asking for storm water detention as the addition will be on a currently paved surface and there will be no change in impervious cover. They would like a waiver for additional lighting to the rear of the building. They also need a waiver to allow for driveway within 5' of property line as a narrower driveway would not allow for trucks to navigate easily and safely.

Mr. N. Lewis Lesser was sworn in. He is a Principle of Lesser Industries. He is requesting a single story addition to a single story structure. Regarding the lighting waiver, the requested lights are currently there now. The addition is for a storage facility. His firm repairs transmissions for boats. No loading dock would be put in.

PLAN. BD. PUBLIC MTG.

8

Sept. 3, 1986

Mr. Westrick asked about a location for dumpsters. Mr. Lesser said he had a location that is going to be improved which is in the far left hand corner.

The following motion was made by Mr. Graf, seconded by Mr. P. Ackerman and unanimously approved:

"To accept preliminary and final approval subject to the Engineer's letter of June 26, 1986. Requested waivers are to be granted. Appropriate inspection fees and performance bond and maintenance fees are to be posted."

2/2/15

PB: Dec. 4, 1980

file

#389

Dourney & Dourney - Hamilton Blvd.
Block 476, Lot 3

(7)
pgs.

Mr. Dourney was present to represent himself and was sworn in. The letter from the Engineer of November 25 was read, as was the letter from the attorney indicating taxes for the year have been paid up.

Mr. Dourney explained that there is an existing loading dock which was built with footings in place to put a steel building on. His plans are to erect a steel enclosure on that existing loading dock. It will be a simple storage area and covering.

The following motion was made by Mr. Westrick, seconded by Mr. Peter Ackerman and followed through unanimously:

"To approve application #389/V subject to county approval."

JK 10/16/15 scan + email to JFC/nbh

RESOLUTION
PLANNING BOARD
BOROUGH OF SOUTH PLAINFIELD

BE IT RESOLVED by the Planning Board of the Borough of South Plainfield that:

WHEREAS, Dourney & Dourney has made site plan application to erect a steel enclosure on an existing loading dock in Block 476, Lot 3, and

WHEREAS, a hearing was held on December 4, 1985 and the Borough Engineer's Report of November 25, 1985 was read into the record.

NOW, THEREFORE, the site plan is granted subject to Middlesex County approval.

THOSE IN FAVOR: Kelly, Spisso, Graf, Westrick, R. Ackerman, Fitzsimmons, Skolnick, P. Ackerman

THOSE IN OPPOSITION: None

THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD AT ITS MEETING HELD ON DECEMBER 4, 1985

DATE

December 19, 1985

Jean M Bizup
JEAN BIZUP, CLERK, PLANNING
BD., BOROUGH OF SOUTH PLAIN-
FIELD, COUNTY OF MIDDLESEX

RESOLUTION

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD

Application Number: 763/Site

Applicant: Richards & Robbins

Address: 2700 Hamilton Boulevard

Tax Map Designation: Block 476, Lot 3

Zone: M-3

Whereas, DPE 2700 South Plainfield Assoc., LLC. has applied to the South Plainfield Planning Board for various relief for its property at 2700 Hamilton Blvd. (designated as lot 3 in block 476 on the South Plainfield tax map); and

Whereas, the Board did not yet hold any hearings on the application; and

Whereas, the applicant requested that the matter be withdrawn and dismissed without prejudice; and

Whereas, after consideration of the request, the Board has concluded that the matter should be dismissed without prejudice, but only if the following conditions are met:

1. The applicant shall pay the fees of all Board professionals, including its attorney, engineer, and planner within 30 days of the adoption of this resolution.
2. The applicant shall pay any additional fees owed to the Borough of South Plainfield that to date remain unpaid within 30 days of the adoption of this resolution.

Motion to Grant Dismissal without Prejudice, as stated:

Motion: Jack Pedersen
Second: Peter Smith

	IN FAVOR	OPPOSED	ABSTAIN	ABSENT
Robert Ackerman, Chair	✓			
Paul Grzenda, Vice Chair				✓
Mayor M. Anesh				✓
Stephanie Bartfalvi, Alt. 2	✓			
Richard Houghton, Alt. 1	✓			
John Mocharski				✓
Jack Pedersen (1)	✓			
Michael Pellegrino	✓			
Peter Smith (2)	✓			
Councilman D. White	✓			
Joseph Wolak	✓			

**Planning Board
Borough of South Plainfield**

Mary Beth Khidre
Mary Beth Khidre, Secretary

Date: 12/8/2015

5/1/15

RESOLUTION
BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT

Resolution No. 2015-

Application No.: ZBOA #23-15

Applicant: All Seasons Sports Academy, LLC

Address: 2700 Hamilton Boulevard

Tax Map Designation: Block 476, Lot 3

Zone: M-3

Applicant's Attorney: James F. Clark III, Esq.

Whereas, All Seasons Sports Academy, LLC, a prospective tenant of Lot 3 in Block 476 on the Borough's tax map, has applied to the South Plainfield Zoning Board of Adjustment for a use variance and variance for the required number of parking stalls; and

Whereas, the Board met in compliance with the Open Public Meetings Act, holding a hearing in the Courtroom at South Plainfield Borough Hall on December 15, 2015; and

Whereas, a quorum of the Board members heard the application and participated in the decision; and

Whereas, after considering the testimony and allowing the opportunity for public questions and comments, the Board has made the following findings of fact:

Findings

1. The applicant submitted the required affidavit of publication and affidavit of service, which the Board determined gave the Board jurisdiction to hear the application.
2. The applicant seeks a use variance to utilize the existing approximate 36,000 square foot warehouse building as a recreation facility and sports academy.
3. Joseph Notarangelo, one of the principals of the applicant testified that the interior

of the warehouse building will be laid out to create four basketball courts, a baseball batting cages, a golf simulation area, volleyball courts and a soccer field as overlays, locker rooms, two party rooms and ancillary offices.

4. Mr. Notarangelo also testified that the hours of operation will be 3:00 pm - 9:30 pm from September to June and 8:00 am - 9:30 pm in July and August; that the maximum number of employees on site at any one time will be three (3) except when tournaments will be held when there will be five employees; and that there will be infrequent deliveries coming to the site.

5. Mr. Notarangelo also stated that the facility will be mainly available for youth sports but that there would be some adult use such as an adult basketball league. He indicated that the maximum number of participants in the building at any one time would be 120 people.

6. Mr. Notarangelo also testified that almost all of the young people who will arrive at the site will be dropped off by parents, except older teenagers who have a drivers license. He added that it is common for car pooling to be arranged among the young people. He also stated that parents are very unlikely to remain at the site while their children are using the facility.

7. Mr. Notarangelo stated that the 107 proposed parking spaces will be more than sufficient for the operational needs of the use. There are also 33 "banked" parking spaces which could be constructed in the future. The required number of stalls under the ordinance is 302.

8. Mr. Notarangelo also confirmed that there will be gym or workout equipment inside the building available to participants. Similarly, while non-alcoholic beverages and food snacks such as nutrition bars would be available for purchase, that there would be no food cooked on premises and no cafeteria or restaurant area that would be open to the general public. He added that there would also be two party rooms that would only be available for use in conjunction with the use of the sports courts.

9. To present engineering testimony, the applicant called Robert Russo as a witness. The Board accepted Mr. Russo's credentials, found his testimony credible and accepted his testimony as fact. Mr. Russo described the numerous site improvements that would be proposed including relocated driveways, paved parking areas, the "banked" parking spaces, the sidewalks alongside the building, the lighting, landscaping and drainage improvements, proposed signage and the garbage and recycling area. The location of these improvements are shown in more detail on the engineering drawing submitted with the application.

10. To present traffic testimony, the applicant called Kevin Chen as a witness. The Board accepted Mr. Chen's credentials, found his testimony credible and accepted his testimony as fact. Mr. Chen provided the following traffic information:

a. There will be anticipated trip generation increases due to the proposed facility but that these can be handled by Hamilton Boulevard which is classified as an urban major collector road.

b. The intersection of Hamilton Boulevard and the site entrance driveway will perform at a level of service A and the site exit driveway at a level of service C.

c. Utilizing the data from the Institute Of Transportation Engineers the anticipated average peak parking demand is 102 spaces.

11. To present planning testimony, the applicant called James F. Clarkin IV as a witness. The Board accepted Mr. Clarkin's credentials, also found his testimony credible, and accepted the testimony as fact.

12. Mr. Clarkin testified that the property is particularly suitable for the proposed use citing several supporting reasons. He also supported the requested parking variance under both a hardship theory and the flexible (c)(2) analysis. He noted that the hardship was that there is no other land available on the property to create a conforming number of parking spaces. He also gave his opinion that the benefits from the project substantially outweighed any detriments, of which he did not see any.

13. Mr. Clarkin also offered his opinion that what was proposed was an excellent adaptive reuse; that there is very little market for older manufacturing/warehouse structures such as what is located on this property.

14. Mr. Clarkin also offered his opinions that the use and parking variances could be granted without substantial impairment to the intent and purpose of the Borough Zone Plan and Zoning Ordinance. It was his opinion that the granting of these variances would permit the orderly redevelopment of the site and would contribute to the continued vitality of one of the main business corridors in the Borough.

15. Mr. Clarkin also gave his opinion that the variances could be granted without substantial detriment to the public good. In so opining, he referenced the traffic testimony and that Hamilton Boulevard could handle the anticipated additional trip generations; that the levels of service at the two driveways would be adequate, and that there would be more than sufficient parking spaces available based upon the operational needs of this applicant.

16. Finally, Mr. Clarkin reconciled the granting of the use variance with the fact that the M-3 zone does not permit the proposed use. He offered that the drafters of the ordinance would not have intended to prohibit an adaptive re-use of a facility where the permitted use for which has very little demand. He also offered his opinion that the reconciliation is also proved under one of the methods set forth in the New Jersey Supreme Court's Medici decision. In short, he stated that there have been changed conditions since the adoption of the permitted uses in the M-3 zone, i.e. that older manufacturing facilities are very unattractive from a business standpoint in today's market. He supported that conclusion

with the fact that this facility has been vacant for a number of years.

17. The Board's engineer and planner reviewed the application and issued letters in which they made recommendations for the applicant (engineering letter dated December 7, 2015 and Planning letter dated December 9, 2015). The applicant agreed to these recommendations, with the following exceptions and variations:

- Environmental Impact Statement
- Reinforced concrete pipe
- Headwalls
- Evergreen screen
- Location of buildings and structures within 200 feet (partial waiver)
- Topography extending 200 feet (partial waiver)
- Curb stops, not bollards
- Construct fourteen (14) additional parking stalls

18. The applicant voluntarily agreed, as a condition of the approval, that it would file an application for possible amended site plan approval if, in the future, the Borough was of the opinion that the construction of some or all of the 33 "banked" parking spaces would be necessary.

Conclusions

The applicant has met the requirements for the granting of the use variance and the variance for the required number of parking spaces, and there is little chance that the proposed recreation facility and sports academy will create any type of detriment to the neighboring properties.

Granting the use variance and parking variance will also benefit the Borough in a number of ways, particularly by improving a highly visible vacant site which has been an eye sore.

The applicant has presented sufficient planning proofs to justify the granting of the variances. In addition, the Board notes that the South Plainfield Police Department had no comment concerning the proposed number of parking stalls or traffic issues.

THEREFORE, BE IT RESOLVED, that, subject to the conditions below, the applicant is granted a use variance and variance for the required number of parking stalls, as well as preliminary and final site plan approval.

Conditions

1. Construction will substantially comport with the submitted plans unless changed by the terms of this Resolution.

2. The applicant will comply with the recommendations in the review letters by the Board's engineer (dated December 7, 2015 and Planner (dated December 8, 2015) with the following exceptions and variations:

- Same as set forth in paragraph 17 above

3. The applicant will file an application for possible amended site plan approval if the Borough determines that there may be a need for the construction of some or all of the 33 "banked" parking spaces.

4. Applicant also voluntarily agreed to the following additional conditions: to provide a point - point lighting plan; applicant will be the only occupant of the structure; all sports and recreation activities will be conducted indoors; the business operation shall be limited to the hours set forth in paragraph 4; and all doors leading to unfenced areas must be alarmed.

5. Applicant also voluntarily agreed as a condition of the approval to construct a 6 foot high chain-link fence beginning at each of the two rear corners of the structure, extending to the sidelines and then adjacent to the sidelines to a point parallel to the edge of pavement in the front parking lot closest to Hamilton Boulevard.

6. The applicant will obtain all necessary permits and inspections required by the Borough of South Plainfield, the County of Middlesex, and the State of New Jersey.

7. The applicant will post all necessary bonds and pay all inspection fees. The applicant will also pay any applicable fees for the Board's professionals, including its attorney and engineer, immediately upon notice that its escrow account needs to be replenished. No building permits or certificate of occupancy will be issued until all payments required by this condition have been received.

8. The applicant will comply with all ordinances and regulations of the Borough of South Plainfield, including any Fair Share Housing requirements (if applicable). In addition, the applicant will cause the owner of the property to pay all real-estate taxes due before issuance of building permits and before issuance of a certificate of occupancy.

9. The applicant will comply with any representations not contained in this resolution that were made during the application and hearing process.

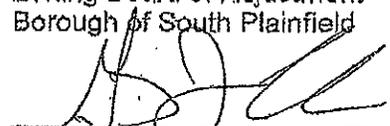
Failure to comply with any of the conditions listed above will render the approval granted by this resolution void.

Motion to grant the application as stated:

Motion: J. MUSTAFSON Second: C. Eichler

	Yes	No	Abstain	Absent
Kenneth Boranno	X			
Maria Campagna	X			
Cindy Eichler	X			
James Gustafson	X			
Robert Hughes				X
Darlene Cullen				X
Frank Lemos				
Giino Leonardis	X			
David Miglis	X			

Zoning Board of Adjustment
Borough of South Plainfield

 1/5/16
Giino Leonardis, Chair


Mary Beth Khidre, Secretary

Date: 12-18-2015

Motion on the resolution:

Motion: *Jo Lemos*

Second: *K. Bonanno*

	YES	NO	ABSTAIN	ABSENT
Kenneth Bonanno	X			
Maria Campagna	X			
Clndy Eichler	X			
James Gustafson	X			
Robert Hughes				X
Darlene Cullen			X	
Frank Lemos	X			
Gino Leonardis	X			
David Miglis				X

I certify that this is a true copy of the resolution adopted by the Zoning Board of Adjustment of the Borough of South Plainfield at its public meeting on December 15, 2015

M B Khidre 1-5-2016
Mary Beth Khidre, Secretary

Date: December 15, 2015



MIDDLESEX COUNTY CLERK

Return To:

TRANS COUNTY TITLE
P O BOX 675
NEW BRUNSWICK , NJ
08903

Index DEED BOOK

Book 05426 Page 0019

No. Pages 0007

Instrument DEED W/O ABSTRA

Date : 12/16/2004

Time : 9:08:49

Control # 200412160329

INST# DE 2004 027711

DOURNEY
JOHN

J.

Employee ID PATELD

RECORDING	\$	50.00
DARM	\$	18.00
NJERPA	\$	12.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	80.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



200412160329



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TRANS-COUNTY TITLE AGENCY
P O BOX 675
NEW BRUNSWICK , NJ
08903

Index DEED BOOK

Book 05315 Page 0271

No. Pages 0003

Instrument DEED W/O ABSTRA

Date : 5/08/2004

Time : 8:44:21

Control # 200405080162

INST# DE 2004 010323

DOURNEY
JOHN

J. JR.

Employee ID PATELD

RECORDING	\$	30.00
DARM	\$	6.00
NJPRPA	\$	4.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
	\$	.00
Total:	\$	40.00

STATE OF NEW JERSEY
MIDDLESEX COUNTY CLERK

ELAINE FLYNN
COUNTY CLERK



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B05426P-020

BK5315P6271

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK

2004 MAY -8 AM 8:43

Prepared By

Patrick J. Diagan, Jr. Esq.

Record & Return/TC-
TRANS-COUNTY TITLE AGENCY, L.L.C.
P.O. Box 675
New Brunswick, NJ 08903

BOOK # _____
PAGE # _____
OF PAGES _____
EASEMENT DEED

THIS EASEMENT, made this ^{3rd} day of **APRIL** 2004, between John J. Dourney, Jr., of 2700 Hamilton Boulevard, South Plainfield, New Jersey (hereinafter "GRANTOR") and the COUNTY OF MIDDLESEX a municipal corporation of the State of New Jersey, having its principal offices at County Administration Building, New Brunswick, New Jersey, (hereinafter "GRANTEE")

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property designated as Block 476, Lot 3 on the Tax Map in the Borough of South Plainfield, also known as 2700 Hamilton Boulevard, South Plainfield, New Jersey; and

WHEREAS, Grantee will be undertaking a project to widen and reconstruct Hamilton Boulevard in the Borough of South Plainfield ("the Project") in conformance with an Engineering Plan prepared by CME Associates on behalf of the Middlesex County Engineering Department entitled "Hamilton Boulevard Improvements";

WHEREAS, in connection with said Project, Grantee has requested a 2,051 Square Foot temporary construction easement as more fully described in the attached Schedule A; and

WHEREAS, Grantor wishes to grant said easement(s) under the terms and conditions set forth herein; and

WHEREAS, Grantor is empowered to grant said easement(s) pursuant to N.J.S.A. 40A:12-13(b)(1);

NOW, THEREFORE, in consideration of the sum of Two Thousand Fifty One Dollars (\$2,051.00) and other good and valuable consideration, GRANTOR does grant and convey to GRANTEE the following easement(s) across a portion of Grantor's property designated as Block 476, Lot 3 on the Borough of South Plainfield Tax Map:

I. TEMPORARY CONSTRUCTION EASEMENT

RE-RECORDED

A. Easement Agreement. The Grantor, by this Agreement, does hereby grant to the Grantee a Temporary Construction Easement on Grantor's property, as set forth and more fully described as Lot 3, in Block 476 on the attached Map entitled "Hamilton Boulevard Improvements" dated February 2003, attached hereto as Schedule A for the purpose of widening and reconstructing Hamilton Boulevard in the Borough of South Plainfield.

B. Right of Entry. It is further agreed that, upon execution of this Easement Agreement by the Grantor, the Grantee may enter upon the said lands and premises for the purpose of constructing the road improvement project.

C. Complete Agreement. This Easement Agreement is the entire and only Agreement between the Grantor and Grantee. This Agreement can only be changed by an Agreement in writing signed by the Grantor and Grantee.

This Agreement is binding upon all parties who sign it and all who succeed to their rights and responsibilities.

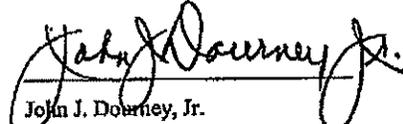
The Deed is being re-recorded to include the Legal Description. BK53TSP0272 B05426P-021

RECORDED
ELAINE M. FLYNN
MIDDLESEX CTY CLERK
2004 DEC 16 AM 9:04

IN WITNESS WHEREOF, the grantor signs this Easement as of the date at the top of the first page.

ATTEST:


Shawn D. Newland


John J. Dourney, Jr.

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX
I CERTIFY that on April 3, 2004

SS.:

John J. Dourney, Jr.

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$2,051.00 as the full and actual consideration paid or to be paid for the transfer of title.
(Such consideration is defined in N.J.S.A. 46:15-5.)



Shawn D. Newland
Notary Public of New Jersey
I.D. No. 2287485
My Commission Exp. May 7, 2007

JOHN H. ALLGAIR, P.E., P.P.
DAVID J. SAMUEL, P.E., P.P.
JOHN J. STEFANI, P.E., L.S., P.P.
JAY B. CORNELL, P.E., P.P.
MICHAEL J. McCLELLAND, P.E., P.P.
GREGORY R. VALES, P.E., P.P.



TIMOTHY W. GILLEN, P.E., P.P.
BRUCE M. KOCH, P.E., P.P.
ERNEST J. PETERS, JR., P.E., P.P.

SCHEDULE A

March 12, 2003
Temporary Easement Parcel Nos. E-11A & B
Block 476, Lot 3
Borough of South Plainfield

LEGAL DESCRIPTION

Temporary Easement Parcel Nos. E-11A & B
through Lot 3, Block 476, N/F John J. Dourney, Jr
Borough of South Plainfield
Middlesex County, New Jersey

Temporary Easement Parcel No. E-11A

Being a 20-foot wide strip of land upon, through and across premises known and designated as Lot 3 in Block 476 on the current Borough of South Plainfield Tax Map and being more particularly described as follows:

Beginning at a point, said point being the intersection of the northerly right-of-way line of Hamilton Boulevard, Middlesex County Route No. 603, variable width R.O.W., with the common line between Lots 3 and 4, Block 476, and from said beginning point running:

- 1) Along said common line with Lot 4, Block 476, North $08^{\circ} 24' 05''$ West, a distance of 20.48 feet to a point, thence

Through Lot 3, Block 476, the following two (2) courses:

- 2) South $83^{\circ} 59' 39''$ East, a distance of 54.59 feet to a point, thence
- 3) South $05^{\circ} 57' 15''$ West, a distance of 20.00 feet to a point in the aforementioned northerly right-of-way line of Hamilton Boulevard, thence
- 4) Along said northerly right-of-way line of Hamilton Boulevard, North $83^{\circ} 59' 39''$ West, a distance of 50.21 feet to the point and place of beginning.

Said description of the proposed "Temporary Easement Parcel No. E-11A" through Lot 3 in Block 476 containing 1048 Square Feet or 0.024 Acres, more or less.



March 12, 2003
Temporary Easement Parcel Nos. E-11A & B
Block 476, Lot 3
Borough of South Plainfield

Temporary Easement Parcel No. E-11B

Being a 10-foot wide strip of land upon, through and across premises known and designated as Lot 3 in Block 476 on the current Borough of South Plainfield Tax Map and being more particularly described as follows:

Beginning at a point, said point being the intersection of the northerly right-of-way line of Hamilton Boulevard, Middlesex County Route No. 603, variable width R.O.W., with the common line between Lots 1.03 and 3, Block 476, and from said beginning point running:

- 1) Along said northerly right-of-way line of Hamilton Boulevard, North 83° 59' 39" West, a distance of 101.42 feet to a point, thence

Through Lot 3, Block 476, the following two (2) courses:

- 2) North 05° 57' 15" East, a distance of 10.00 feet to a point; thence
- 3) South 83° 59' 39" East; a distance of 99.23 feet to a point in the aforementioned common line with Lot 1.03, Block 476, thence
- 4) Along said common line with Lot 1.03, Block 476, South 06° 24' 05" East, a distance of 10.24 feet to the point and place of beginning.

Said description of the proposed "Temporary Easement Parcel No. E-11B through Lot 3 in Block 476 containing 1,003 Square Feet or 0.023 Acres, more or less.

Said description of the proposed "Temporary Easement Parcel Nos. E-11A & B", having been drawn in accordance with a certain map entitled "General Property Parcel Map, Hamilton Boulevard Improvements", Situated in the Borough of South Plainfield, Middlesex County, New Jersey", Sheet 6 of 17, dated February 2003.

Said described lands being subject to easements, restrictions and agreements of record and such facts as may be disclosed in a full and accurate Title Search into the property-in-question and the immediate adjoiners.

805426P-024





March 12, 2003
Temporary Easement Parcel Nos. E-11A & B
Block 476, Lot 3
Borough of South Plainfield

Said described lands being known as a portion of Lot 3, Block 476, N/F John J. Dourney, Jr., as shown on the official Tax Map of the Borough of South Plainfield.

Said described lands being subject to such facts as may be disclosed in a full and accurate survey into the property-in-question and the immediate adjoining.

Michael J. McGurl
Professional Land Surveyor
New Jersey License No. 38338

Esmt Parcel No. 11 A & B Block 476, Lot 3
P-CT-00025-01
South Plainfield Borough

B05426P-025



DEED

This Deed is made on JANUARY 6, 1986
BETWEEN JOHN J. DOURNEY, JR. and
CHARLES W. DOURNEY

COUNTY OF MIDDLESEX
CONVEYANCE
REALTY TRANSFER FEE 2.00
DATE 1/11/86 BY BJK

whose address is 2700 Hamilton Boulevard, South Plainfield, New Jersey
07080 referred to as the Grantor.

AND COUNTY of MIDDLESEX, a Municipal Corporation of
the State of New Jersey

whose post office address is Middlesex County Administrative Building,
New Brunswick, New Jersey referred to as the Grantee.
The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property
described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00)

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-21) Municipality of South Plainfield
Block No. 476 Lot No. 3 Account No.
 No property tax identification number is available on the date of this deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in
the Borough of South Plainfield
County of Middlesex and State of New Jersey. The legal description is:

BEGINNING at a point on the northerly sideline of Hamilton Blvd. (50' wide), said
point being the intersection of the westerly line of Lot 1.03 in Block 476 now or
formerly owned by the New Jersey Economic Development Authority with the northerly
sideline of Hamilton Blvd. as shown on the Official Tax Maps of the Borough of
South Plainfield and running, thence;

- (1) N 75° 06'W and along the northerly sideline of Hamilton Blvd., four hundred and no hundredths feet (400.00') to a point on the easterly line of Lot 4 in Block 476, as shown on the Official Tax Maps of the Borough of South Plainfield, now or formerly owned by Lesser Industries, thence;
- (2) N 2° 34'E and along the easterly line of Lot 4, eleven and twenty-six hundredths feet (11.26') to a point on the widened northerly sideline of Hamilton Blvd. (36' from center line), thence;
- (3) S 75° 06'E and along the widened northerly sideline of Hamilton Blvd., four hundred and no hundredths feet (400.00') to a point on the aforementioned westerly line of Lot 1.03 in Block 476, thence;
- (4) S 2° 34'W and along the westerly dividing line of Lot 1.03 in Block 476, eleven and twenty-six hundredths feet (11.26') to the point and place of BEGINNING.

The foregoing being a description of an eleven foot wide strip of land in Lot 3 Block 476 fronting on Hamilton Blvd. as shown on the Official Tax Maps of the Borough of South Plainfield, Middlesex County, New Jersey to be conveyed to the County of Middlesex for road widening purposes.

The above description is in accordance with a survey prepared by community
Designs Associates dated December 11, 1985.

The within conveyance is subject to restrictions, easements and covenants of record
and such state of facts which an accurate survey may disclose.

Prepared by: [Signature]
N.J.S.A. 46:15-13
BERNARD J. ROZENELLO, ESQ.

BOOK 3506 PAGE 581

The foregoing premises being dedicated to the County of Middlesex for any and all lawful public purposes including but not limited to widening of public right of way and installation and maintenance of improvements.

BOOK 3506 PAGE 582

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

James L. Mallery

John W. Dourney, Jr. (Seal)
JOHN W. DOURNEY, JR.
Charles W. Dourney (Seal)
CHARLES W. DOURNEY

STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on *Jan. 6*, 19*86*,

Charles and John Dourney, Jr. personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for *S* as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

James L. Mallery
(Print name and title below signature)

DONNA L. MALLERY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 22, 1987

DEED

Dated: *January 6*, 19*86*

JOHN J. DOURNEY, JR. and
CHARLES W. DOURNEY

Grantor.

Record and return to:

MARIE J. MacWILLIAM
CLERK, BOARD OF CHOSEN FREEHOLDERS
11th FLOOR

TO

COUNTY OF MIDDLESEX, a Municipal
Corporation of the State of
New Jersey

Grantee.

005102

RECORDED & INDEXED
MAR 11 3 16 PM '86
MIDDLESEX COUNTY CLERK
NEW JERSEY
BOOK 3506 PAGE 581

BOOK 3506 PAGE 584

streets or highways adjoining the property owned by me in the township of Piscataway County of Middlesex State of New Jersey with the right to run any lines along said lines necessary to keep the wires free from interference by said lines to set the necessary guy and cross poles and to attach to them the necessary guy wires and in full satisfaction and payment therefore with the further right of placing such guy wires in lot mass parcel land between my land and seal this 13th day of November A.D. 1895
at South Plainfield

Witness
C. L. Mason

Samuel D. Manning JP
South Plainfield

State of New Jersey
 County of Madison

Be it remembered that on this 16th day of April A.D. 1902 before me Douglas H. Forpinski a Master in Chancery

personally appeared Carlos L. Mason who being by me duly sworn according to law in his oath avers that he said Samuel D. Manning that within named ground signs seals and delivers the within instrument as his voluntary act and deed and that he the said Carlos L. Mason subscribed his name to the same at the same time as an attesting witness. In witness whereof I have hereunto set my hand this day and year aforesaid
Douglas H. Forpinski
Master in Chancery

Be it remembered June 6, 1902 at 5:12 P.M. John H. Longen Clerk

Duplicated Copy
 572

William McAdams
East Jersey Telephone & Telegraph Co

\$500. Records of the East Jersey Telephone & Telegraph Co. Five hundred Dollars in consideration of which I hereby grant unto said Company its successors and assigns the right to construct operate and maintain its lines over and along the property which I own or in which I have any interest in the Township of Piscataway County of Middlesex and State of New Jersey in laying the necessary poles and fixtures along the roads streets or highways adjoining the property owned by me in said township said sums referred in full payment for such right and in full satisfaction for the trimming of

DB 338-173
 R. 6-6-1902

174 674

any trees along said lines necessary to keep the wires clear of least vegetation in them and with the right to cut the necessary poles and braces poles and attach to trees the necessary guy wires same as located between highway and lands of L. D. Walker & Partners may have and seal this 5th day of November A.D. 1895 at Pocatello City (Idaho) Territory

C. L. Mason
John B. Memphis
William M. Adams
Land owner

State of New Jersey
County of Hudson
15th day April A.D. 1902 before me Douglas H. Froppelle a Master in chancery personally appeared Carlos L. Mason who being by me duly sworn according to law in his oath said that he saw William M. Adams the within named grantor sign such and deliver the within indenture as his voluntary act and deed and that he the said Carlos L. Mason subscribed his name to the same at the same time as an attesting witness. In witness whereof I have hereunto set my hand this day and year aforesaid

Douglas H. Froppelle
Master in chancery

Read & Published June 6, 1902 at 8:00 AM John H. Long Jr. Clerk

Frank R. Nelson
To
East Jersey Telephone & Telegraph Co
do successors and assigns
By its authorized agents and maintain the lines of Telephone and Telegraph including the necessary poles and supports along the roads streets or highways adjoining the property owned by me in the Township of Pocatello County of Pocatello and State of New Jersey with the right to build any trees along said lines necessary to keep the

do successors of the East Jersey Telephone & Telegraph Co Ten dollar line in consideration of which I hereby grant unto said Company the right to build and maintain the lines of Telephone and Telegraph including the necessary poles and supports along the roads streets or highways adjoining the property owned by me in the Township of Pocatello County of Pocatello and State of New Jersey with the right to build any trees along said lines necessary to keep the

Kashi Consulting Company, Inc.

Shri J Kotdawala, Ph.D., P.E.

54 Oakland Mills Road, Manalapan, NJ - 07726, Phone: (848) 203 7460, Fax: (732) 792 2740

December 24, 2019

To:

Joanne Broderick
Zoning Board Secretary
Borough of South Plainfield
2480 Plainfield Avenue
South Plainfield, NJ - 07080

Subject:

Revisions to the site plan based on board of adjustment meeting this month for Bakshi Plaza, a mixed use of retail and warehouse on land parcel Known as Block 390, Lots 1 and 2 In Borough of South Plainfield, Middlesex County, New Jersey

Dear Ms. Broderick:

Based on discussions and professional testimony about the proposed mixed commercial uses at the site this office made following changes:

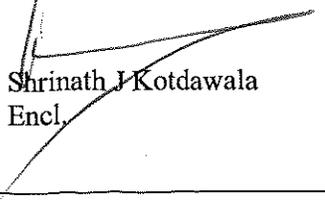
1. Warehouse building size was reduced from 55,237 sf to 52,276 sf and retail center size was increased by 50 sf to 10,350 sf.
2. A 30' setback is applied to the northern side of the warehouse.
3. A fire truck access is provide around the warehouse building
4. Drive thru window location is provided along with a bypass lane
5. Entrance to the site from Ryan Road is shifted such that the parking spaces are separated for the retail and warehouse users.

Enclosed for your review and records are the plans titled as:

1. Warehouse Plan and Front Elevation, Sheet A-1 prepared by V P Architectural Design LLC. Last revised on 12-23-2019
2. Land Use Plan prepared by this office last revised on 12-23-2019
3. Grading, Utility and Demolition Plan by this office last revised on 12-23-2019
4. Landscape Plan prepared by this office last revised 12-23-2019

Please advise if you need any additional information in this regards.

Thanking You and Sincerely,


Shrinath J Kotdawala
Encl.



DESIGNED BY SCIENCE • ENGINEERED FOR RESULTS

March 9, 2020

VIA Email and 1st Class Mail

Ms. Joanne Broderick
Building/Planning/Zoning Board Secretary
Borough of South Plainfield
Municipal Building
2480 Plainfield Avenue
South Plainfield, NJ 07080

MAR 12 2020

**Re: Amended Preliminary and Final Site Plan
W/ Use Variance Expanded
All Seasons Sports Academy, LLC
(Formerly DPE 2700 South Plainfield Associates, LLC)
2700 Hamilton Boulevard
Block 476, Lot 3, Zone M-3
Borough of South Plainfield,
Middlesex County, NJ
3rd Engineering Review
Application No.: ZBOA#01-18
N.A. Project No.: 7169.M22**

Dear Board Members:

As requested, this office has reviewed the Amended Preliminary and Final Site Plan with Use Variance Expanded and supplemental documentation in support of the above referenced application.

The applicant has submitted the following supplemental information in support of this application:

- **Plans entitled “Preliminary/ Final Plan for All Seasons Sports Academy, Block 476, Lot 3, Borough of South Plainfield, Middlesex County, New Jersey”, prepared by Scott H. Turner, PE, of Menlo Engineering Associates, Inc. dated November 14, 2019, Revised February 14, 2020 consisting of fifteen (15) sheets.**
- Borough of South Plainfield - Planning Board and Board of Adjustment Revised Application Dated July 29, 2019
- Borough of South Plainfield - Planning Board and Board of Adjustment Application
- Checklist.
- Borough of South Plainfield - Planning Board and Board of Adjustment Appendix C Variance Checklist.
- Borough of South Plainfield - Planning Board and Board of Adjustment Appendix B Site Plan Checklist.
- Project Narrative entitled “Proposed Development” consisting of one (1) page.
- Disclosure of Stockholders/Partners.
- Disclosure of Political Contributions.
- Environmental Commission review letter dated 2-21-2018.



- Borough of South Plainfield - Certification of Paid Taxes dated Jan. 9, 2018.
- W-9 Form.
- EIS Waiver Form.
- Traffic Waiver Form.
- Disclosure of Political Contribution:
 - DPE 2700 South Plainfield Associates, LLC
 - Menlo Engineering Associates, Inc., William Lane, Exec. VP
- Borough of South Plainfield -Building Department Permit Record
- Resolution, Borough of South Plainfield, Zoning Board of Adjustment, Resolution Application No. ZBOA#23-15, dated January 5, 2016, consisting of seven (7) pages.
- Resolution Borough of South Plainfield, Planning Board Application Number: 763/Site; Applicant: Richards & Robbins, dated December 18, 2005, consisting of two (2) pages.
- Resolution #389V Dourney & Dourney - Hamilton Boulevard, Resolution, Borough of South Plainfield, dated December 19, 1985, consisting of two (2) pages.
- Easement Deed Book 05426 Page 0019, dated December 16, 2004, consisting of four (4) pages.
- CME Associates Legal Description Schedule A 'Temporary Easement', prepared by Michael J. McGurl, PLS, dated March 12, 2003, consisting of three (3) pages.
- Deed between John J. Dourney, Jr and Charles W. Dourney and County of Middlesex, Book 3506 Page 581, dated January 6, 1986, consisting of six (6) pages.
- **Storm water Management Report Dated Nov 14, 2019.**
- **Parking Variance Summary.**
- **Environmental Commission Letter dated 9-09-2019.**
- **Environmental Commission Letter dated 2-21-2018.**
- **Traffic Safety Officer Review letter dated 12-11-2019.**
- **Traffic Safety Officer Review Letter dated 9-26-2019.**
- **Traffic Safety Officer Review Letter dated 2-01-2018.**
- **Traffic Safety Officer Review Letter dated 2-06-2017.**
- **Middlesex County office of Public Safety and Health review Letter dated 12-03-2019.**
- **Middlesex County office Division of Planning and Development letter dated 2-15-2018.**
- **Freehold Soil Conservation district Certification Letter dated 8-24-2018.**

A. Project Description

The property is located in the M-3 Industrial zone on Block 476, Lot 3, 2700 Hamilton Boulevard and is approximately 270,819 sf (6.217 acres).

The Tenant currently occupies a 36,000 sf one-story metal frame structure as a multi-purpose indoor recreation center/Sports Academy called "All Seasons Sports Academy". Indoor activities include basketball courts, batting cages, golf simulation area, volleyball courts, soccer field overlays, locker room, party rooms and offices geared toward youth activity.

The existing property consists of the building, parking areas, access aisles, handicapped parking stalls, concrete walkway, lighting and landscaping with access from Hamilton Avenue. The rear of the property is partially wooded with a majority of open space, apparent freshwater wetlands, surrounding fence, gravel drives and gravel areas. The on-site underground storm sewer piping system collects the runoff from the upland developed area to two existing Flared End Sections with rip rap, which discharges into the rear yard area.



The applicant proposed to construct a 1.69 ac. +/- multiple recreation fields with an adjacent 15 foot recovery zone, at the rear of the property. The fields will be utilized for Baseball, Soccer, Lacrosse, and conditioning, practice and scrimmages and other light recreational activities on the fields. No lighting is proposed for the recreational field. Also proposed is the construction of 33 paved banked parking spaces, Previously Approved adjacent to Hamilton Boulevard. A 15 foot wide gravel emergency access drive is proposed at the rear of the existing building.

The board previously granted a use variance and variance for required number of parking stalls pursuant to Resolution Application ZBOA#23-15 for All Seasons Sports Academy, LLC, and dated 12/18/2015 to convert an existing warehouse to a recreation facility and sports academy.

B. Completeness Review

The application as submitted is considered **COMPLETE** from an engineering standpoint in our letter dated August 23, 2019.

C. Variance / Design Waivers

Our review of the information submitted has identified the following variance/design waivers are or may be required:

Variations

1. This project will require a Variance for the expansion of an existing nonconforming use.
2. A variance for the number of proposed parking spaces. 302 spaces are required and 155 spaces are proposed.

Waivers

1. Application Checklist Item #5- Traffic Report - A waiver is requested from providing a Traffic Impact Statement for this project. The applicant has indicated "there will be no increase in traffic coming to the site as a result of the construction of the proposed recreation field, because the total number of participants will not be increased. It is simply that the participants will have access to both interior recreation facilities as well as the proposed outdoor facilities".

Based on our review and the nature of this application, and the concerns detailed in the Boroughs Traffic Safety Officer's review, we do not recommend that the Board grant this waiver.

2. Application Checklist Item #6 – Environmental Impact Statement - A waiver is requested from providing an environmental impact statement for the project. The applicant has indicated "an Environmental Impact Statement waiver was granted in the prior application involving All Seasons Sports Academy, LLC".

Based on our review and the nature of this application, we do not recommend that the Board grant this waiver. On the Original Exiting Conditions Plan dated December 15, 2017 in the area of the proposed recreation field, there was an isolated freshwater wetlands area which was subsequently filled under a NJDEP



'General Permit #6. During a site visit on August 22, 2019 Najarian observed a new potential wetland area behind the building in the center of the proposed fields that needs to be further investigated. A potential freshwater wetland was also observed just downstream of an existing drainage pipe near the north western corner of the existing building.

3. Application Checklist Item # 14 – Storm Water Management Plan/Drainage Calculations - The applicant has indicated that a Storm Water Management Plan/Drainage.

A Stormwater Management Report has been for review therefore this waiver is no longer required.

4. We defer to the Planning report for a full evaluation of the bulk requirements, waivers and/or variances, for the proposed site.

D. Off-site and Off-Tract Improvements

1. The applicant is not proposing any off-site improvements.

E. ENGINEERING REVIEW

The original comments are in standard text *and the applicant's response is in italics and our response is in Bold Italics text.*

1. General Comments

- a. In areas behind the building there appears to areas that have standing water and may be wetlands. The previous obtained LOI and GP #6 have expired and therefore a new LOI and GP #6 will be required if Freshwater Wetlands are present.

The area in question was previously reviewed by the NJDEP as part of the original LOI. A letter from the owner's environmental consultant regarding the history of the site is attached for your records.

PARTIALLY ADDRESSED - The LOI expired in 2014, but extended to 2017 under the permit extension act and the GP#6 expired on November 18, 2019 and is no longer in effect. Since there appears to be standing water and dense vegetation in an area in the central eastern portion of the proposed athletic fields which may be wetlands, we are requesting that the applicant obtain an Absence/Presence LOI from NJDEP to assure that wetlands have not regrown in the area that was previously determined to be Freshwater wetlands by NJDEP and/or that the fill was completed and no wetlands remain.

The applicant has provided a letter from a consultant stating on wetlands are present and speculating on why wetland or facultative vegetation may be present but did not appear to conduct testing to discount the presence of wetland soils and hydrology. A new LOI would confirm no wetlands are present.



- b. It appears that the wetlands that were previously filled under the GP #6.
Confirmed: A GP #6 permit for fill of wetlands was previously obtained and executed for the site.

NOT ADDRESSED - The GP#6 has expired and is no longer in effect. Therefor if Wetlands have regrown in this area an additional GP#6 will be required to fill them. Further, if the wetland fill was not completed, a new GP#6 would be required.

- c. There is no emergency access to the rear of the building or the proposed fields.
Emergency access is provided to the proposed fields at two points as shown on the site plan documents. The field turf can accommodate emergency vehicles.

PARTIALLY ADDRESSED- The applicant shall provide testimony on the ability of the turf field to facilitate emergency vehicles. The applicant shall also provide testimony on to need for fire trucks to access the rear of the building.

1. Cover Sheet (Sheet 1 of 15)

- a. The owners Certification shall have the owners name spelled out and signed by the Property Owner.
The Cover Sheet has been revised as requested now showing the owners name with signature block.

ADDRESSED

2. Existing Conditions Plan (Sheet 2 of 15)

- a. The current Existing Conditions Plan dated November 24, 2019 shows very little vegetation behind the existing building. However, the previous Existing Conditions Plan dated December 15, 2017 shows a considerable amount of vegetation in the rear of the existing building. Please provide documentation permitting the removal of the vegetation.
Tree replacement plan and landscape plan have been revised for the accurate number of existing trees.

ADDRESSED

- b. The current Existing Conditions Plan also shows 12 trees in the rear of the property. However, the previous Existing Conditions Plan dated December 15, 2017 shows 44 existing trees in the rear of the property. Please provide documentation permitting the removal the trees.
Tree replacement plan and landscape plan have been revised for the accurate number of existing trees.

ADDRESSED



- c. The current existing conditions plan shows no Freshwater Wetlands in the rear of the property. However during our site visit there appears that new wetlands may have developed since 2017. The Applicant shall provide a new LOI from NJDEP. *The wetland area has been filled under a GP#6 from the DEP and has been removed from the plans.*

NOT ADDRESSED - The previously issued LOI and GP#6 have expired. It appears that new wetlands may have developed in the same area that was previously wetlands since 2017. Therefor the applicant shall apply for a new Absence/Presence LOI is required.

- d. A site inspection was conducted by Najarian Associates on August 22, 2019 during which the following was observed;
- i. There are a number of down spouts on the existing building that are not shown on the plan. These generally go underground however some of them discharge on the surface. The location of all the surface and underground discharge down spouts shall be shown on the plan. *The locations of downspouts at the building have been shown on the revised Site Plan.*

ADDRESSED

- ii. The area behind the existing building appears to have been previously filled with construction debris such as broken brick, broken concrete, broken concrete block, and black perforated PVC pipe.
Statement of Fact

NOT ADDRESSED - This material is typically identified as Solid Waste by NJDEP and does not provide an appropriate base for a sports field and shall be removed prior to the construction of the new fields. This material shall be tested for contaminates prior to its removal and if found to be contaminated shall be disposed in accordance with all current Local, County, State, and federal Laws.

- iii. At the northeast inside corner of the site there is an existing Flared End Section (FES) and standing water.
Statement of Fact

NOT ADDRESSED - This may also qualify as Freshwater Wetlands and shall be included in the issuance of the Absence/Presence LOI.

- iv. It was noted that multiple above grade PVC pipes and caps were located to the North side of the existing structure. The applicant shall provide the locations of all above grade PVC pipes and caps and there use on the Existing Conditions Plan, Sheet No. 2 of 15.



PVC pipes laid on grade were used to direct stormwater runoff away from the building. Their use has been discontinued.

NOT ADDRESSED – These pipes shall be removed prior to the construction of the new fields.

- v. It was noted that the banked parking area is currently covered in mulch. The applicant shall label this area as mulch on the Existing Conditions Plan, Sheet No. 2 of 15.
The Existing Conditions Plan has been revised to show the mulch area.

ADDRESSED

3. Overall Plan (Sheet 3 of 15)

- a. The existing and proposed building height shall be provided in the Zoning Table.
The Zoning Table has been revised to show existing building height as requested.

ADDRESSED

- b. Do the Maximum Impervious Coverage areas in the Zoning Table include the existing and proposed stone areas?
Impervious calculation does not include stone areas.

ADDRESSED

- c. The Open Space calculation in the Zoning table shall not include the playing fields in the calculations. Please revise calculations.
The zoning table on the Overall Plan has been revised to exclude the sports fields in the open space calculations.

ADDRESSED

- d. The applicant shall include the concurrent use of the sports fields and the indoor facility in the Zoning Table parking requirements.
Traffic Testimony shall be provided at the public hearing to address parking demands related to the site uses.

NOT ADDRESSED – The applicant shall be required to provide a Traffic Impact Report which will include a parking analysis. This analysis shall include additional parking spaces for the people using the fields and the associated spectators.

- e. The applicant shall provide seating benches for participants and observers of the sports fields.
The applicant seeks relief from providing spectator-benches. Chairs are generally brought with the spectator.



PARTIALLY ADDRESSED– *The seating areas shall be designated on the plans.*

- f. The proposed sign height and area in the Zoning Table shall be specified.
The site plan proposes relocation of the existing sign. Dimensions of the sign are shown on the Zoning Table as requested.

ADDRESSED

- g. The types of fields shall be listed on the plan.
The Overall Plan includes the sports fields intended use.

ADDRESSED

- h. The applicant shall provide testimony regarding future placement of permanent structures such as sheds, equipment storage areas, seating such as benched or bleachers etc.
The applicant will provide the requested testimony.

CONTINUING COMMENT - *All permanent structures such as sheds, equipment storage areas, seating such as benched or bleachers as testified to shall be shown on the final plans.*

- i. There is a proposed driveway on the north end of the eastern existing parking area. Is it the Applicants intention to continue this drive onto the field? If so it shall be shown on the plan.
Emergency vehicle access to the sports fields is provided at the north end of the easterly parking area.

ADDRESSED

- j. An emergency access shall be provided in the rear of the building and designed for the anticipated loading of emergency vehicles, such as an ambulance, and fire truck, to allow emergency access to the proposed fields.
Testimony will be provided to the Board addressing emergency vehicle access to the sports fields.

CONTINUING COMMENT

- k. Testimony shall be provided regarding if a Knox Box exists or is proposed at one or both of the gates. The Knox Box location shall be shown on the plans.
Existing Knox box has been shown on the revised site plan at the building entrance. Emergency services will be supplied with keys for the gates at the sports field access points.

CONTINUING COMMENT



- i. Testimony shall be provided regarding the need for slats to be installed within the proposed chain link fence.
Testimony will be provided to the Board addressing slats not being necessary for the proposed chain link fence

CONTINUING COMMENT

4. Geometry Plan (Sheet 4 of 15)

- a. We have no comments on this sheet at this time.

5. Grading and Utility Plan (Sheet 5 of 15)

- a. Leader lines shall be provided to identify the locations of A1, A2, and A-2.1.
Leader (label) lines to storm structures have been added to the Site Plan as requested.

ADDRESSED

- b. The grading in the existing parking areas shall be provided on the plan. This is needed due to the fact that the runoff from the proposed parking lot flows into the existing parking areas. In order to determine the potential impacts to the existing parking lots this information is required.
Spot elevations within the existing parking areas collected at the time of field survey have been added to the plan.

ADDRESSED

- c. The field underdrains shall be labeled with size and type.
The field underdrains have been labeled with pipe size and material as requested.

ADDRESSED

- d. The applicant shall provide a note indicating how the field under drains will be cleaned. Clean outs shall be provided.
The plan has been revised to include note #19 on the Grading & Utility Plan regarding cleaning of the underdrains. Additionally, cleanouts have been provided at the field underdrain conveyance and discharge pipes

ADDRESSED

- e. There are existing down spots and leaders along the rear of the existing building. These leaders will drain directly on to the proposed fields. These shall be connected to the proposed drainage system to the southwest of the existing building and shown on the plans.
The Site Plan has been revised to include collection of stormwater discharge from the existing roof downspouts and "direct that runoff to the proposed stormwater collection system.

ADDRESSED



- f. There are existing down spouts and leaders along the front of the existing building that shall be connected to the drainage system and shown on the plans. *Roof downspouts at the front of the building are currently connected via underground piping to the existing site storm system. Note. #20 has been added to the Grading & Utility Plan to address this condition.*

ADDRESSED

- g. The water from the western end of the proposed parking lot has to flow approximately 220 feet down the center of the driveway before it is collected by the inlet in the north end of the existing parking lot. This may result in water freezing during winter months creating unsafe conditions for vehicles and pedestrians. The applicant shall provide testimony addressing this condition. *This is an existing condition. Testimony regarding stormwater flow in the parking areas will be provided to the Board.*

CONTINUING COMMENT

- h. The north side of the eastern end of the proposed front parking lot has a 0.7% longitudinal slope along the curb. This should be increased to 1.0% to assure that the water won't pond along the curb. *The parking lot curb grade has been revised to be 1.0% minimum.*

ADDRESSED

- i. There is a proposed wall surrounding the sports fields. This wall ranges from 1 foot to 10.5 feet high. The type of wall shall be called out on the plans. There is also a fence is proposed along the outside of proposed fields. This fence shall be labeled on the plan with type and height. *The Site Plan has been revised to include top and grade elevations of the retaining wall as requested. Additionally, the plan has been revised to identify the fencing type and height*

ADDRESSED

- j. The applicant shall provide testimony discussing how the wall will be accessed for maintenance and why they have not proposed a safety fence on the top of the wall. *Testimony regarding access to the wall will be provided to the Board.*

CONTINUING COMMENT

- k. A detail of the wall shall be provided including structural calculations performed Signed and Sealed by a New Jersey Licensed Professional Engineer. *A retaining wall detail has been added to the plan detail sheets. Note# 21 has been added to the Grading and Utility Plan to identify submission of retaining wall construction details for review and approval by the Borough Engineer prior to construction.*

ADDRESSED



- l. Has the applicant performed any subsurface investigation? If so, the borings and associated data collected shall be submitted to the Board Engineer for review. It appears that there was a quarter acre of Freshwater Wetlands in the center of area of the proposed fields. This may be an indicator of high ground water which may affect the stability during and after construction. The applicant shall provide testimony on this issue.

Testimony will be provided to the Board regarding on-site soils, soils testing and related subsurface conditions.

CONTINUING COMMENT

- m. The existing grading south of the rear property line shows an existing berm. The construction of the Wall will create a swale along the rear property line.

Testimony will be provided regarding stability of the swale along the rear property line.

CONTINUING COMMENT

- n. The applicant shall label the existing gravel that is to be removed, within the recreational field.

Areas of existing gravel to be removed are shown and labeled on the existing conditions plan.

ADDRESSED

6. Lighting Plan (Sheet 6 of 15)

- a. Considering the fact that the facility will be used during evening hours and the likelihood that many, if not most, patrons are children and teens, site lighting is a significant safety concern. It is recommended that the Applicant adhere to the Illuminating Engineering Society of North America (IESNA) standards for this use to provide a lighting plan that is considered "adequate" per Chapter 540, Article VI, Section 540-29 (K.) of the Borough Code. Applicant should be prepared to provide testimony that the proposed lighting meets these standards and allows for safe vehicular and pedestrian circulation throughout the site.

Testimony regarding site lighting adequacy will be provided to the Board.

NOT ADDRESSED – *The applicant will be required to show the lighting for the entire site, including the existing parking areas and the new fields on the lighting plan.*

- b. The Applicant should use a light meter and/or other acceptable means to determine existing light levels on the site.

A light meter reading will be performed to determine the adequacy of the existing site lighting. Any areas of deficient lighting shall be supplemented as required

NOT ADDRESSED – *The applicant will be required to show the lighting for the entire site, including the existing parking areas and the new fields on the lighting plan. All existing lights shall be clearly shown on the plans.*



- c. Applicant should provide Proposed Lighting Information, including, but not limited to maximum, minimum and average foot candle levels as well as uniformity ratios achieved throughout the site.
The proposed lighting information has been provided in note# 2 of the lighting notes.

ADDRESSED

- d. The Lighting Plan includes a note indicating that there will be outdoor sport court lighting designed by others. The plans should include the design of this lighting if proposed and all pertinent information, details, etc.
The sports field lighting will be provided under separate cover.

NOT ADDRESSED – The applicant will be required to show the lighting for the new fields on the plans.

- e. The proposed lighting details on sheet 15 seem to be catalog cuts of the proposed fixtures and pole. The applicant should provide specific model numbers/ordering information for the fixtures and pole proposed. In addition, they should provide the Isolux pattern(s), distribution type(s) and mounting configuration(s) proposed on the plans rather than general product information.
The specific lighting information has been provided.

ADDRESSED

- f. The lighting Plan only shows the proposed lighting on the new parking areas. The lighting intensities shall be shown for the entire project (existing and proposed).
We have not modeled the existing site lighting intensities because we were unable to obtain the exact existing site lighting information. Therefore, a light meter reading will be performed to determine the adequacy of the existing site lighting and submitted to the board professionals.

NOT ADDRESSED – The applicant will be required to show the existing lighting intensities on the plans.

- g. In accordance with Ordinance Section 515-67C(6) a parking area shall be illuminated if used after sunset, and such illumination shall provide a minimum of 0.5 Lumens per square foot throughout the area and be shielded from adjoining streets or properties.
The proposed parking areas meet this requirement.

ADDRESSED

- h. A site inspection was conducted by Najarian Associates on August 22, 2019. It was noted that the light pole locations in the field are not consistent with the light poles on the plans. The applicant shall revise the Existing Conditions Plan, Sheet 2 of 15, to provide the actual location of the existing lights.
The existing light pole locations were obtained from the plan entitled "Boundary & Topographic Survey for 2700 Hamilton Boulevard, Block 476, Lot 3" prepared



by Control Layouts, INC.; Job# 420-19; dated May 13, 2_019. A site visit was conducted to verify these locations also.

PARTIALLY ADDRESSED – *The existing light locations however are difficult to find on the lighting plan. Please revise the plan to clearly show the existing lights.*

- i. All existing and proposed building mounted lights shall be shown and included in the intensities on the plan.
The existing building mounted lights have been shown on the plan. There no additional building mounted lights being proposed. A light meter reading will be performed to determine the adequacy of the existing site lighting which will include the light intensities being produced by the existing building mounted lights.

NOT ADDRESSED – *There appear to be two (2) building mounted lights at the main entrance that are not shown on the plans. Please add them to the plans.*

- j. All existing street lighting shall also be included in the intensities on the plan.
Existing street light locations have been provided. A light meter reading will be performed to determine the adequacy of the existing site lighting which will include the light intensities being produced by the existing street lights.

PARTIALLY ADDRESSED – *The existing light locations however are difficult to find on the lighting plan. Please revise the plan to clearly show the existing lights.*

- k. The applicant shall also provide a lighting plan for the field area. Please provide reference to the lighting standard utilized for the field area.
The sports field lighting will be provided.

NOT ADDRESSED - *The applicant will be required to show the proposed field lighting intensities on the plans.*

- l. The Lighting Plan, Sheet No. 6 of 15, shows three (4) existing light poles, with a single lamp, with directions of illumination toward the existing building and existing southerly side of the paved parking area. The applicant proposed lighting now shows these poles facing the Hamilton Boulevard. This will eliminate the lighting on the existing parking lot in front the existing building. The plan shall be revised to provide lighting for both parking areas.
The proposed lighting plan notes all existing lights to remain in their current locations and orientations. Additional light fixtures mounted to existing light poles, creating a twin light fixture are being proposed.

ADDRESSED



- m. The applicant shall provide a lighting plan to include the additional utility pole lamp locations, the existing single box light poles, and the relocated existing light pole to determine if the existing lighting is adequate. If not, the addition of double lamps or new light poles shall be added for the proposed parking area. *All existing light locations have been provided. A light meter reading will be performed to determine the adequacy of all the existing site lighting.*

NOT ADDRESSED – The applicant however will be required to show the existing lighting intensities on the plans.

- n. Note #7 shall indicate that shop drawings shall be issued to the Borough Engineer and/or his representative for review and approval. *A note has been added.*

ADDRESSED

- o. A note shall be added to the plan indicating that all lights in close proximity to the property lines shall have cutoffs to prevent light from spilling on to the adjacent properties. *A note has been added.*

ADDRESSED

7. Landscape Plan (Sheet 7 of 15)

- a. The Landscape Plan only shows the existing trees present as of November 14, 2019, however the initial submission Existing Conditions Plan dated December 15, 2017 showed significantly more existing vegetation and 9 existing trees present behind the building. The tree replacement notes must be updated to show the number of existing trees being removed behind the building based on the original Existing Conditions plan dated December 15, 2017. The required number of trees to be replaced shall be based on the 44 existing trees in the rear of the building to be removed. *The plans have been revised to show the vegetation provided on the Existing Conditions Plan, dated December 15, 2017. The tree replacement calculations have been updated to provide the total required tree replacement quantity.*

ADDRESSED

- b. The Applicant shall confirm the planting rates for Athletic Fields; Cultivar mix of Kentucky bluegrass is consistent with the “The Standards for Soil Erosion and Sediment Control in New Jersey”, revised July 2017. *The athletic fields shall be artificial turf. Refer to athletic field details and specifications.*

ADDRESSED

- c. In accordance with section 513-49I(b)5 a Tree Removal Plan appears to be required. The ordinance indicates that if the area to be cleared exceeds the allowable percent lot coverage plus 10 percent. The applicant shall provide a note



on the plans indicating the actual area of clearing and if a tree removal permit is required.

A note and Tree Removal Plan have been provided.

ADDRESSED

- d. The applicant shall consider proposing a lawn area to replace the mulch adjacent to the proposed parking area.

The area adjacent to the proposed parking area is noted as turf.

ADDRESSED

- e. The Existing tree inventory does not include 35 of the existing trees that were shown on the December 15, 2017 Existing Condition Plan, behind the building. This plan shows 44 existing trees behind the building. It appears that 35 trees were removed in the rear of the property since 2017 that without a permit. Please provide documentation indicating that the removals of these trees were permitted. *Tree replacement plan and landscape plan have been revised for the accurate number of trees.*

ADDRESSED

- f. The Tree Replacement Requirements and Existing Tree Inventory found on sheet 7 should be revised based on the December 15, 2017 Existing Conditions Plan. *The Tree Replacement Requirements and Existing Tree Inventory have been updated as required.*

ADDRESSED

- g. The Landscape Plan indicates in the Tree Planting Requirements that ten (10) street trees are required, but only seven (7) are provided along Hamilton Boulevard frontage.

Ten street trees have been provided on the revised plans.

ADDRESSED

- h. The Landscape Plan seems to indicate an access route from the existing parking area to the proposed sports fields to the north of the facility. Is this access able to accommodate emergency vehicles, such as an ambulance, if needed?

It is intended for emergency vehicles only. Testimony will be provided to the Board.

ADDRESSED

We defer to the Borough Environmental Commission for additional landscaping and lighting review.

No response required.

CONTINUING COMMENT



8. Soil Erosion & Sediment Control Plan (Sheet 8 of 15)

- a. The Plans calls out a Paved Construction Entrance. It should be labeled as Stabilized Construction Entrance.
The Site Plan has been revised to label the existing driveway as the stabilized construction entrance.

ADDRESSED

- b. The total area of disturbance shall be called out in Square Feet.
The plan has been revised to include the square footage of disturbance.

ADDRESSED

- c. The Stabilized Construction Entrance is an area that will be disturbed and therefore shall be bordered by silt fence.
The plan has been revised to include silt fence along the stabilized construction entrance.

ADDRESSED

9. Soil Erosion & Sediment Control Details (1) (Sheet 9 of 15)

- a. The Applicant shall confirm the planting rates for Athletic Fields; Cultivar mix of Kentucky bluegrass is consistent with the "The Standards for Soil Erosion and Sediment Control in New Jersey", revised July 2017.
A portion of Table 4-2 from "The Standards for Soil Erosion and Sediment Control in New Jersey" identifying a suitable athletic field seed mix has been added to Sheet 10.

ADDRESSED

- b. Seeding note 3 in the Standard for Permanent Vegetative Cover references Table 4-2 for grass seed mixtures, however, no such table is provided. The Applicant should provide grass seed mixtures suitable for the use (sports fields) and site/soil conditions. Seed mixes for permanent cover on other areas of the site should also be included.
Per item a. above, Sheet 9 has been revised to include a note referencing Sheet 10 for a portion of Table 4-2.

ADDRESSED

10. Soil Erosion & Sediment Control Details (2) (Sheet 10 of 15)

- a. The Tree Protection detail on sheet 10 should be revised to stipulate that when installing tree protection fencing, contractor shall use the calculated PRZ diameter or the dripline of the canopy, whichever is greater. Also, the Applicant should clarify that the tree protection fencing shall not be placed within the PRZ.
The tree protection detail has been revised as requested



ADDRESSED

11. Construction Details (1) (Sheet 11 of 15)

- a. A Grass Paver Detail is provided however it does not appear to be called out on any of the plans. If Grass Pavers are not proposed, this detail shall be removed. *The grass paver detail has been removed from the plan as no grass pavers are proposed.*

ADDRESSED

- b. Details for proposed handicap (HC) type ramps shall be provided in accordance with current NJDOT details. *Details for proposed ADA accessible ramps are shown on Sheet 16.*

ADDRESSED – Please be advised that there is no sheet 16. The detail appears to be on sheet 11.

12. Construction Details (2) (Sheet 12 of 15)

- a. The applicant shall consider add a drop manhole detail due to the depth of storm manhole A2. The proposed average depth of rim to invert is eleven (11) feet deep. *The storm drainage collection and conveyance system has been revised to eliminate the need for a drop storm manhole detail.*

ADDRESSED

- b. On the Construction Details, Sheet No. 12 of 15, the applicant shall consider an alternate storm sewer manhole detail. The proposed average depth of rim to invert is three (3) feet. The detail depicts a typical three (3) foot precast concrete cone section, which appears not to be required in this application. *A shallow manhole detail has been added to Sheet 11.*

ADDRESSED

13. Construction Details (3) (Sheet 13 of 15)

- a. If Flared End Sections are to be used any location a detail shall be provided. *No flared end pipe sections are proposed with this plan*

ADDRESSED

14. Construction Details (4) (Sheet 14 of 15)

- a. The Construction Details (4) sheet includes an evergreen tree planting detail but there are no evergreen trees proposed on the plan. This detail should be removed. *The evergreen tree planting detail has been removed from the plan*

ADDRESSED



15. Construction Details (5) (Sheet 15 of 15)

- a. The Raised Site Light Pole Foundation Detail shell shows the depth of the foundation.

Depth of lighting foundation is shown on the detail.

ADDRESSED

- b. The proposed lighting details on this sheet seem to be catalog cuts of the proposed fixtures and pole. The applicant should provide specific model numbers/ordering information for the fixtures and pole proposed. In addition, they should provide the Isolux pattern(s), distribution type(s) and mounting configuration(s) proposed on the plans rather than general product information.

The specific lighting information has been provided

ADDRESSED

F. Stormwater Management

1. The applicant has provided a Stormwater Management Report that appears to meet or surpass the requirements for a major project required by NJDEP.

No response required

ADDRESSED

2. The applicant shall provide testimony on how structures A-1, A-2, and A-2.1 will be maintained.

Testimony will be provided to the board in connection with maintenance of structures A-1, A-2 and A-2.1

CONTINUING COMMENT

3. The Applicant shall provide an Operation and Maintenance Manual for the drainage system including the underground field drainage.

An Operations and Maintenance Manual for the stormwater management structures is included with this submission.

ADDRESSED

4. The applicant shall label the location and elevation of the high points within the parking area.

Existing spot grades within the parking area collected with the topographic survey are shown on the Grading & Utility Plan with a "HP" (high point), label.

ADDRESSED

5. An emergency access shall be provided in the rear of the building and designed for the anticipated loading of emergency vehicles, such as an ambulance, and fire truck, to allow emergency access to the proposed fields.



Emergency access to the sports fields is shown on the Site Plan. The construction detail for the proposed sports fields is designed in anticipation of emergency access vehicle loading.

ADDRESSED

6. The applicant shall reevaluate the HDPE minimum allowable pipe cover. The applicant shall provide testimony regarding the pipe manufactures minimum cover for the 15 in. and 24 in. size pipe, with or without loading.
Grading at the sports fields and a revision to the elevations of the stormwater conveyance system will address pipe cover over the HOPE storm piping.

ADDRESSED

7. Testimony shall be provided regarding the need for a proposed Flared End Section or Headwall, at the discharge point at the beginning of the rip rap apron, to achieve required pipe cover. The plans shall be revised to reflect the proper label.
A detail has been added to Sheet 11 that clarifies the pipe end at the discharge point at the rip rap apron. No flared end section is proposed.

ADDRESSED

8. There are currently two (2) existing drainage discharges with Rip-Rap in the middle of the area of the proposed fields. The applicant shall show these on the plans and show on the plans how they will be handled under the proposed conditions.
The two existing discharge pipes with rip rap will be removed as part of the site plan improvements. The rip rap will be removed and the piping reconfigured as part of the proposed storm sewer system and will be redirected to the stable outlet at the west side of the site.

ADDRESSED

Storm Water Management Report

7. *The applicant shall provide back-up calculations to show that the 50% TSS removal meets the 80% TSS removal required for the new parking lot.*
8. *The applicant shall include in the stormwater report a description of the underground system and how it functions.*
9. *The Applicant shall provide information on the proposed detention basins such as how storage volumes were calculated, how flows get into the system, where the 33% void ratio comes from, etc.*
10. *Although an O&M manual has been provided, a review will not be performed until after the Storm Water Report has been finalized*



G. TRAFFIC

Traffic Analysis Comments

1. The Applicant did not provide a traffic impact study with their application at the time of this review. We ask that a full Traffic Impact Study be performed per the guidelines set forth by the Institute of Transportation Engineers (ITE). This study should include, but is not limited to, traffic volume data collection at key intersections and access points adjacent to the proposed site, trip generation figures for the proposed conditions, parking generation figures for the proposed conditions, capacity analysis for the Existing, No-Build, and Full- Build Conditions, traffic volume diagrams, traffic generated by any proposed developments near the site, and a summary of the traffic impacts from the proposed development and the accompanying mitigation action proposed by the Applicant.

A traffic consultant will address all traffic items through testimony.

NOT ADDRESSED – The Applicant shall prepare a full traffic report for this project.

2. We ask that the Applicant be cognizant of pedestrian safety and existing parking concerns. In the existing conditions we have observed that traffic overflows whenever there is a weekend or peak period event, and that vehicles overflow onto adjacent side streets such as West End Ave. This leads to concerns with pedestrians crossing four (4) lanes of high speed traffic in order to get to and from the facility.

A traffic consultant will address all traffic items through testimony

NOT ADDRESSED – The Applicant shall prepare a full traffic report for this project.

Site Plan & Circulation Comments

1. Based upon the provided Site Plans, we observe that two existing driveway openings along Hamilton Blvd will be maintained. These driveways are located along the east and west property lines of the site. The easterly driveway provides for ingress to the site, while the westerly driveway provides for egress from the site. An approximately 30' drive aisle is provided throughout the site and permits for bi-directional circulation. Parking is present along the east, south and west sides of the property. Parking is provided 90-degree parking stalls. We note that the Applicant is proposing to install an additional parking aisle along the site frontage on their property.

No comment required

CONTINUING COMMENT

2. We ask that the Applicant provide pedestrian/ADA accessible sidewalks throughout the site and adjoining public sidewalk. This will provide access for both pedestrian pass-by trips along the front of the building. Please provide information to ensure the site is conducive to safe and efficient pedestrian circulation.

The applicant seeks relief from refitting the site with sidewalks in areas that are not a part of the proposed improvements. Testimony can be provided to the Board to address this comment.

CONTINUING COMMENT



3. We kindly request that the Engineer provide a parking schedule on their site plans with reference to the appropriate section of the Borough Code and its requirements. Please provide the requisite amount of accessible spaces per the current ADA guidelines.
Parking data is provided in the zoning table.

NOT ADDRESSED – It our understanding that there is currently issues with vehicles parking across the street which would indicate that there is currently insufficient parking provided. The applicant has not included any parking for the new sports fields. The addition of the new sports fields would only exacerbate and existing condition.

4. We recommend that the Applicant's Engineer consider implementing new signage and striping to ensure proper internal and external circulation of traffic. Please ensure that the appropriate signs and pavement markings are in place in order to minimize any conflicts from the drive aisles, adjacent loading areas, and parking aisles. All traffic controls should adhere to the guidelines presented within the latest edition of the MUTCD. Please provide a separate signing and striping plan sheet for the Board Engineer's review.
A Signage and Striping plan has been provided with this submission.

ADDRESSED

5. Please ensure that the AutoTURN templates utilized are for vehicles anticipated to be onsite, which may include:
 - a. WB-50 or largest wheelbase vehicle expected;
 - b. Ambulance;
 - c. Refuse Truck; and
 - d. Fire Truck

Plans showing turning templates through the site accompany this submission. Testimony can be provided to the board in support of the vehicle circulation.

PARTIALLY ADDRESSED– Truck Movement Plans have been provided however they do not show Access to the sides of the building for Fire Trucks. Also the project will need a review of the project by the fire marshal.

Please provide truck turning plans for review. Please provide some information regarding the operation of traffic along the rear of the site, if any is proposed. Please provide testimony regarding the refuse pickup, emergency vehicle access, loading zones, parking stalls, and drive aisles and revise plans to reflect testimony.

6. The appropriate design standards and permitting should be met for any roadway construction along adjacent to the site, which may include but isn't limited to:
 - a. County/Municipal Design Standards;
 - b. MUTCD Standards;
 - c. American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets;
 - d. ADA and/or Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (PROWAG); and
 - e. Motor Vehicle and Traffic Laws – Title 39.



Review agencies with jurisdiction over design elements of the plan are a part of the submitted plan.

CONTINUING COMMENT

7. The Site Plan does not indicate sight distance or exhibit sight lines in either direction from the access driveways. Please provide information to ensure that the unsignalized access points meet AASHTO's A Policy on Geometric Design of Highways and Streets Sight Distance Requirements since this is not specified on the plans.
The included Signage and Striping Plan includes the relevant design elements to indicate sight distance at the exit driveway.

ADDRESSED – A sight distance plan has been provided

8. We request that the Applicant provide a lighting plan sheet with the following details for the Board Engineer's review:
 - a. A schedule of proposed luminaires which indicates the light loss factor utilized;
 - b. Separate calculation areas for pedestrian walkways and access points, drive aisles/intersections, and parking areas;
 - c. Statistics table(s); and
 - d. A luminaire location table.

A lighting Plan is included in the plan set

ADDRESSED

9. Testimony shall be provided regarding the type of vehicles that will be entering the rear of the property, beyond the chain link fence gates, as well as their final destination. Such as vehicles driving onto the recreation field. The plans shall be revised to reflect testimony.
Testimony will be provided to the board with regard to emergency vehicles entering the sports fields at the rear of the property.

CONTINUING COMMENT

H. Sanitary Sewer/Water Utility

1. The applicant is not proposing any sanitary sewer or water improvements on the site.
No comment required

CONTINUING COMMENT

I. Environmental Commission

February 21, 2018 letter

1. The applicant proposes to remove all trees except those on the east property line. A Tree Removal/ Replacement Plan should be provided. At a recent site visit, it was noted that the 34" dbh Oak at the southern edge of the grove is in excellent condition. The Commission believes preserving this tree would be advantageous aesthetically as well as



environmentally, and recommends it be protected from grading alterations. Preserving it would also avoid the requirement to plant eleven 2-2.5" caliper trees to replace just that one tree. The Replacement Plan should include shade trees along Hamilton Boulevard.

NOT ADDRESSED – The Applicant shall show the locations of the 34" dbh Oak on the landscape and Tree Removal Plan

2. A copy of the freshwater wetlands general permit #6 should be provided, to verify that it is current.

NOT ADDRESSED – The permits submitted have expired and a new Absence/Presence LOI is required.

3. All Seasons Sports Center has not provided an annual Recycling Report to the Borough's Recycling Program. Therefore, a narrative recycling plan should be provided, identifying the kind of recyclable solid waste generated, how it is stored, how it is moved to market, and who is responsible for filing the annual report. The Commission recommends that if any beverages or food are to be permitted on the athletic field, litter cans and recyclables cans should be provided and maintained.

NOT ADDRESSED - The applicant shall provide a Recycling Plan.

September 9, 2019 Letter

1. A recent site visit indicated that the site needs general cleanup, as there is broken masonry and cinderblock in the rear of the property.
As required, the applicant will address the cleanup of any broken masonry, cinderblocks, etc., at the rear of the property.

CONTINUING COMMENT – The Applicant provided testimony and provide a note on all the Plan Sheets.

2. There are two drainage culverts in the middle of the proposed multipurpose field. The applicant should explain how these will be handled.
The two existing discharge pipes with rip rap will be removed as part of the site plan improvements. The rip rap will be removed and the piping reconfigured as part of the proposed storm sewer system and will be redirected to the stable outlet at the west side of the site. Testimony can be provided to the Board to address this comment

CONTINUING COMMENT

3. The applicant proposes to replace a heavily wooded area that supports wildlife with a baseball/mini soccer field. The Commission recommends that the applicant should submit an Environmental Impact Statement, a Tree Removal/Replacement Plan that includes preservation of significant trees, and a landscaping plan that includes a shrub buffer for the front yard parking from Hamilton Boulevard.
Additional requested information has been attached for review.

PARTIALLY ADDRESSED - Applicant has submitted an Environmental Assessment. The wetlands issues discussed in Paragraph 1.-General Comments a, & b.



J. Police – Traffic Safety

1. I would like to inform you of the parking issues that we have been encountering in the area of the All Seasons Sports Academy. It has been brought to my attention that this sports academy runs a volleyball league on the weekends. The parking lot is unable to hold the vehicles that attend this function. The overflow of vehicles has been parking on West End Avenue and Easton Blvd. Both sides of the entire length of both streets have been utilized for parking. The Police Department has issued several summonses for being parked within 50 feet of a stop sign and within 25 feet of an intersection.

NOT ADDRESSED – The Applicant shall provide a Traffic Impact Study addressing the above Comment.

2. This overflow of vehicles is causing an issue on these roadways as they are not designed to handle that amount of parking on both sides. Emergency vehicles will have a problem accessing these roads in an emergency.

NOT ADDRESSED – The Applicant shall provide a Traffic Impact Study addressing the above Comment.

3. The applicant should provide a full parking analysis to ensure this plan will resolve the current parking shortage and address the parking demand for the additional facilities proposed (ie. the 30 banked spaces may not be sufficient). Please check the prior Resolution which required them to address the parking/banked parking issue if notified by the Borough. For over 2 years the applicant ignored the notice from the Borough until now that they want to expand the facility.

NOT ADDRESSED – The Applicant shall provide a Traffic Impact Study addressing the above Comment.

4. I will be looking to restrict parking on one side of these roads in the parking ordinance revision that I will soon present to the Council.
Additional requested information has been attached for review.

NOT ADDRESSED – The Applicant shall provide a Traffic Impact Study addressing the above Comment.

K. Miscellaneous

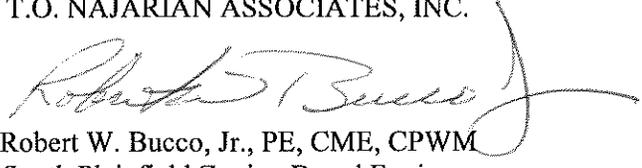
1. Approvals or letters of service or no interest should be obtained from the following agencies having jurisdiction:
 - Freehold Soil Conservation District - ***Pending***
 - Middlesex County Planning Board - ***Pending***
 - Borough South Plainfield Traffic Safety Officer - ***Received***
 - Borough South Plainfield Fire Official - ***Pending***
 - NJDEP Freshwater Wetlands permitting. – ***Received expired Permits new permits are required.***
 - All other agencies having jurisdiction - ***Pending***



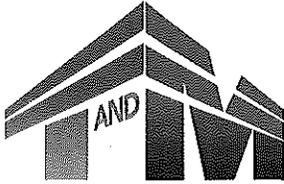
We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to the subsequent submissions and testimony presented at the public hearing.

If you have any questions or require additional information, please call.

Very truly yours,
T.O. NAJARIAN ASSOCIATES, INC.


Robert W. Bucco, Jr., PE, CME, CPWM
South Plainfield Zoning Board Engineer

cc: Board Members (via Email)
Leonard J. Miller, PE, PP, CME, CPWM – Borough Engineer (via Email)
Larry Lavender, Esq. – Board Attorney (via Email)
Mary Frances Hildebrandt – Borough Zoning Official (via Email)
Dominic Demico – Borough Building Inspector (via Email)
David DeLair – Borough Traffic Safety Officer (via Email)
Alice S. Tempel – Borough Environmental Specialist (via Email)
A.J. Abbruzzese – Borough Fire Official/Fire Subcode HHS (via Email)
Walter K. Abrams, Esq. – Applicant's Attorney (wkaesqoffice@gmail.com)
Scott H. Turner, PE CME – Applicant's Engineer (TURNER@menloeng.com)



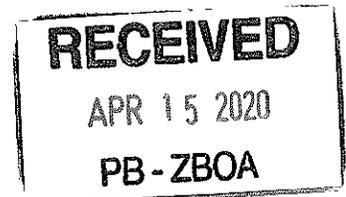
YOUR GOALS. OUR MISSION.

SPZB-R4601

March 13, 2020
(Via Email and First-Class Mail)

Borough of South Plainfield
Zoning Board of Adjustment
2480 South Plainfield Avenue
South Plainfield, New Jersey 07080

**RE: Application #01-18, DPE 2700 South Plainfield Associates, LLC
(All Seasons Sports Academy)
2700 Hamilton Boulevard (Block 476, Lot 3); M-3 Industrial Zone
Use Variance, Preliminary and Final Site Plan, Parking Variance
Third Planning Review**



Dear Chairman and Board Members:

As requested, we have reviewed the application and supporting documents for the above-referenced site, which consists of the following documents:

- **Use Variance Plan, prepared by Scott H. Turner, PE, of Menlo Engineering Associates, Inc., dated May 23, 2019, consisting of two (2) sheets;**
- **Preliminary/Final Site Plan for All Seasons Sports Academy prepared by prepared by Scott H. Turner, PE, of Menlo Engineering Associates, Inc., dated November 14, 2019, last revised February 14, 2020;**
- **Stormwater Management report for All Seasons Sports Academy prepared by prepared by Scott H. Turner, PE, of Menlo Engineering Associates, Inc., dated November 14, 2019; and,**
- **Application Forms, Waiver Requests, and Variance Checklist.**

We offer the following for the Board's consideration (New comments are in ***Bold and Italics***):

A. Property Description

The subject lot is known as 2700 Hamilton Boulevard, located at Block 476, Lot 3 in the Borough's M-3 (Industrial) Zone. The rear yard of the property is located adjacent to the Port Reading Railroad right-of-way. The property contains a total of 270,819 square feet in area (6.217 acres), and includes an existing 35,893 single-story metal frame building, with parking areas in the front and sides of the building. The building currently houses the All Seasons Sports Academy use. The rear portion of the property is largely undeveloped, containing areas partially paved with gravel, as well as, an identified wetland and several engineered stormwater control devices. The neighboring lots are industrial in use. Adjacent lots appear to be used for vehicle and equipment storage.

B. Project Description and Prior Approval

The applicant requests d(2) use variance relief and preliminary and final site plan approval to expand the existing indoor recreation facility to include in the rear area, two recreation fields. In addition, the parking area in the front of the site will be improved to provide 35 additional parking spaces, shade trees and landscaping.



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In 2015, the site previously received use variance relief, along with a parking variance, and preliminary and final site plan approval to convert an existing 35,893 square foot manufacturing facility into an indoor athletic facility (ZBOA #23-15). Approval was conditioned upon several requirements, including that all sports and recreation activities will be conducted indoors. As a result, the applicant will also require amended preliminary and final site plan approval to modify this condition.

C. Waivers.

The applicant is requesting the following waiver from the submission requirements:

1. Environmental Impact Statement

We recommend that the Board not grant this waiver request. The applicant is proposing outdoor recreation activities in an area that is zoned and historically used for industrial purposes in addition to the partial filling of an existing wetland. While the applicant sought and received an environmental impact statement waiver as part of the original application, the original application was for the re-use of an existing warehouse structure. The impact of the new improvements should be evaluated including information on stormwater, air quality and underlying soil quality.

The applicant submitted an Environmental Impact Statement (EIS). Our comments on the EIS are provided in section E.19 of this report.

D. Zoning and Use Variance

1. Use

The subject tract is located in the M-3 Industrial Zone. The M-3 Industrial Zone allows all uses permitted in the M-1 Zone, as well as manufacturing uses, warehouses and distribution centers, and lumber yards. Residential uses are prohibited. Uses permitted in the M-1 Zone includes office buildings, scientific and research laboratories, light manufacturing uses (i.e. fabrication, of metal, paper and wood products) and food-associated industries. Indoor recreation facilities are not permitted in the M-3 Zone. As noted, the applicant previously received use variance relief in 2015. The applicant's current proposal to use the rear portion of the subject property for outdoor multi-purpose recreation fields represents an expansion of the existing nonconforming use and, therefore, a use variance is required pursuant to N.J.S.A. 40:55D-70(d)(2).

In order to be entitled to this variance relief, the applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law:

- (a) Positive Criteria for a "d (2)" Variance for Expansion of a Nonconforming Use:



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To satisfy the positive criteria for a d (2) variance, the applicant must demonstrate:

- *There are special reasons that allow a departure from the zoning regulations in this case.* The purposes of zoning are established by the Municipal Land Use Law (N.J.S.A. 40:55D-2) and the applicant must demonstrate that the variance promotes one or more of those purposes to establish special reasons. Alternatively, the applicant may offer as a special reason proof that refusal to grant the variance would result in undue hardship. Proof of undue hardship for a "d" variance requires that the applicant prove that the property cannot be reasonably adapted to conform to the zone requirements.

Typically, a d(2) use variance involves a non-conforming use that preceded the adoption of the zoning ordinance, which is inconsistent with the Borough's land use plan and allowed to exist by right of law. The current use of the subject property is permitted only as a result of a d(1) use variance granted by the Board of Adjustment for a use not permitted in the ordinance for the M-3 Zone and with limitations based on the specific facts of the application. The subject application is an expansion of a lawfully created preexisting nonconforming use and the applicant must satisfy both the positive and negative criteria.

The Court determined in the case of *Burbridge v. Mine Hill Township* that in certain circumstances, an aesthetic improvement can be a sufficient special reason to justify the expansion of a non-conforming use. However, to prove special reasons the aesthetic improvement must entail more than "mere beautification," but must be shown to advance the general welfare by improving the overall visual compatibility of the use in relation to the surrounding area. Justice Clifford's opinion noted "When a nonconforming use cannot be eliminated, a municipality may and should seek to harmonize the use with its environs. To this end, the municipality ought to require aesthetic improvement as a condition of expansion. A municipality's ability to insist on specific changes as a part of the expansion safeguards the general welfare. Through heightened control, a municipality can minimize inconsistencies with permitted uses. Thus, the aesthetic improvements should be fashioned with an eye towards integrating the appearance of the use with its surroundings, not simply effecting cosmetic changes."

(b) Negative Criteria for a "d (2)" Variance for Expansion of a Nonconforming Use:

There are two prongs to the negative criteria that the applicant must satisfy. These are:

- *That the variance can be granted without substantial detriment to the public good.* This prong requires an evaluation of the impact of the variance on surrounding properties and a determination as to whether or not it causes such damage to the character of the neighborhood as to constitute a substantial detriment to the public good.



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- *That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance.*

2. Relationship to the Master Plan

The subject site and the adjacent lots in South Plainfield are designated as "Industrial" land use in the January 2000 Land Use Plan of the South Plainfield Borough Master Plan.

3. Bulk Requirements

As noted above, the subject tract is located within the M-3 (Industrial) Zone. The Board should note that side and rear yard setbacks in the M-3 Industrial Zone are 30 and 20 feet, respectively, and the setbacks for accessory structures are 10 feet. We have concerns regarding the setbacks of the field, given the nature of the adjoining uses and associated vehicular storage areas.

Bulk and Yard Requirements: M-3 (Industrial) Zone			
Standard	Required	Existing	Proposed
Minimum Lot Area (sq. ft.)	40,000	270,819	270,819
Minimum Lot Width (feet)	200	400	400
Minimum Lot Depth (feet)	200	616.4	616.4
Min. Front Yard Setback (feet)	50	141.8	141.8
Min. Rear Yard Setback (feet)	20	240.3	240.3
Min. Side Yard Setback (feet)	30	56.5	56.5
Max. Building Height (feet)	50	<50	<50
Max. Lot Coverage (by Bldg.)	50%	13.2%	13.2%

No bulk or yard variances are required. However please refer to Section D.5 of this report concerning a variance for fence height. In addition, a parking variance is requested.

For consideration of "c" bulk variances pursuant to NJSA 40:55D-70(c), the applicant shall provide testimony to the Board that addresses the positive and negative criteria. The applicant's testimony should focus on the following:

- **Positive Criteria:** The applicant shall provide testimony to the Board regarding the physical conditions of the property and how the strict application of the provisions of the ordinance would result in a hardship. Alternatively, the applicant may testify that the required variance furthers the purposes of the Municipal Land Use Law and that the benefits of granting the variance will substantially outweigh any detriments.



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- **Negative Criteria:** The applicant must demonstrate that the variance can be granted without substantial detriment to the public good, and that the granting of the variance will not substantially impair the intent and the purpose of the zone plan and zoning ordinance.

The testimony should either address the hardship that is preventing the applicant from complying with the required bulk standards for the proposal or the reasons that the deviation from the requirements advance a planning purpose.

4. Parking Requirements

Pursuant to Section 540-30.Q (Recreation Establishment), at least one (1) parking space is required for each one hundred (100) square feet of non-storage floor area. The applicant previously requested a variance from the parking requirements, which was granted as part of the previous application. The parking calculation based on the indoor recreation space required a minimum of 302 parking spaces, of which, the applicant received variance relief to provide 120, with an additional 33 "banked." It should be noted that the calculation of parking area does not include outdoor areas used, nor does a standard for outdoor recreation exist. This site's off-street parking calculation, as it applies to the indoor facility, is provided below:

Requirement	Non-storage Floor Area	Required	Provided
At least 1 space for each 100 sq. ft. of non-storage floor area	30,200 sq. ft.	302 spaces	Variance previously granted for 120 spaces, with 33 spaces "banked." As part of this application, 35 spaces in the previously banked parking area will be developed. Therefore, 155 spaces are proposed

The ordinance requires each public or private building or land use not covered by the requirements provide such parking space for residents, visitors or patrons as the Board shall deem necessary (§540-32). In making such a determination, the Board shall be guided by the number of employees; number of people expected to visit or patronize the use; the anticipated percentage of residents, visitors or patrons driving automobiles; and the need for safe and convenient loading space for visitors or patrons and goods arriving by motor transport. The applicant should be prepared to provide testimony that addresses these questions.

The applicant proposes to construct 35 additional parking spaces in the "banked area" for a total of 155 spaces. The number of required spaces for the outdoor recreation area must be determined by the Board to identify the entire parking variance.



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As part of the proposed expansion of the use, the applicant should be prepared to provide testimony as to the sufficiency of the existing parking. If additional spaces are needed, or other alternatives are being considered, the Board should note that the ordinance prohibits the sharing of parking facilities (§540-29.P). If off-site parking is proposed, the ordinance requires that it be located within 500 feet of the main building, as measured along the nearest pedestrian walkway (§540-29.N). We note that because this site is located in an industrial section of the Borough, none of the neighboring properties appear to contain sidewalks. Furthermore, Hamilton Boulevard contains four (4) traffic lanes. Finally, because Hamilton Boulevard is a county road, any improvements to allow pedestrians to safely access the site from the south side of Hamilton Boulevard will require County approval.

E. Planning Comments

1. While it appears that the applicant is seeking to improve and clean up an underutilized portion of the property, we are concerned about the nature of the proposed expansion in relation to the neighboring properties and underlying zoning. Currently, the neighboring properties, particularly the areas of which abut the proposed outdoor recreation field, appear to be used for the parking or storage of equipment and vehicles. As mentioned previously, however, the M-3 Zone permits a variety of industrial and commercial uses, including office buildings, scientific or research laboratories, and light manufacturing, as permitted in the M-1 Zone, as well as warehouse and distribution centers, lumber yards, manufacturing/production of silica/quartz/electrical products/metals/alloys/chemicals/compounds/paints. We are concerned by both the potential impacts generated by the proximity to industrial uses on an outdoor recreation area primarily geared toward “youth sports” (per the applicant’s prior testimony), as well as the impacts to neighboring properties seeking to utilize their properties as permitted by the zone plan. *Continuing Comment.*
2. The applicant should provide additional information related to the design or construction of the proposed outdoor multi-purpose recreation field, which should include, but is not limited to the following:
 - (a) The applicant does not indicate if *sports field* lighting will be provided. What will be the hours of operation? *Continuing Comment.*
 - (b) The applicant’s project description notes that the proposed field will be accessed by a 15-foot stone path. This stone path is noted in the site plans for emergency access and does not appear to connect to the existing sidewalk located around the front and sides of the building. Instead, the stone path appears to connect to the existing parking lot and internal driveway system, however, it does not appear that the path is gated, or would otherwise deter non-emergency traffic. The applicant



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should clarify. This should focus on the proposed users of this path. Will this path be limited to emergency vehicle and pedestrian traffic, or will there be vehicle pickup/drop off for those using the field? We are concerned of the possibility that this stone path will be used for parking overflow or idling vehicles waiting to pick up passengers and create a hazard for emergency or pedestrian access. In addition, as noted above, if this is the primary route for users to access the outdoor facility, it should comply with the ADA technical requirements for an accessible route.

Continuing Comment. The application should clarify the access between the building and the rec fields and confirm ADA compliance.

- (c) Will there be any recreation equipment, bleachers, scoreboards, clocks, bathrooms located on or along the recreation field? Will any storage buildings be required for equipment? *Continuing Comment.*
- (d) The applicant should indicate the location of pedestrian access to the fields, the route of access for equipment to the playing fields and the route for emergency vehicle access. *Partially Addressed. A paved access drive, 12 feet in width, from the existing parking areas on both sides of the building are proposed for emergency vehicle access and pedestrian access.*
- (e) Clarify the surface of the playing fields – natural or artificial? *Addressed.*
- (f) It is important that the applicant provide the Board with a specific description of the nature of the proposed use, based on the information supplied by the applicant. It is our recommendation, that if the Board grants the applicant variance relief in this instance, the Board should establish clear parameters of what would be permitted under this approval. These parameters should be described clearly as part of the conditions of approval.

Continuing Comment. A statement of operations should be submitted for Board review addressing proposed activities -indoor and outdoor, number of participants, operating months for the outdoor area, accessory equipment to be utilized outside, access routes and the like.

3. The applicant shall identify the total number of people using the existing facility and the proposed field at the same time and the number of persons which will be separate users to provide a definitive projection for parking. The applicant should provide testimony on the existing approved occupancy and anticipated level of usage, particularly when the indoor and outdoor facilities are both being used. *Continuing Comment.*



**Le: Borough of South Plainfield
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**Re: Application #01-18 "DPE 2700 South Plainfield Associates, LLC"
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4. We recommend the installation of adequate buffers for the playing fields to the adjoining commercial uses. *Continuing Comment.*
5. The applicant should provide testimony on the utilization of the existing parking area, as it is our understanding that there are parking issues at the site. The current capacity of the parking area must be assessed relative to the potential increase in operations with the outdoor facilities. *Continuing Comment.*

If shared parking is proposed, a variance will be required, and the applicant should be prepared to share copies of the shared parking agreements with the Board and its professionals for their review. The Board should take into consideration the safety concerns resulting from off-site parking and pedestrian movement in an industrially-zoned section of the Borough.

6. The applicant should provide information on the number of employees currently using the site, any anticipated increases in staffing as part of the proposed expansion (indoor and outdoor components), including the maximum number of employees during a single shift, both existing and proposed.

Partially Addressed. The site plan indicates total employees will be six (6) and the maximum employees are two (2). The applicant should clarify if the employee information on sheet 3 relates only to the outdoor recreation.

7. We recommend that the Board require a traffic impact report and testimony. The development of the rear portion of the site for additional recreation spaces creates the potential for increased usage and demand. Since it is likely the total number of participants will increase as a result of the construction of the proposed field, the applicant should be required to submit a traffic and parking study and plan to assess the traffic and parking requirements to support the proposed use and the level of improvements that are necessary to mitigate any impacts. *Continuing Comment. The applicant proposes to address traffic comments through testimony of a traffic consultant.*
8. The applicant should provide testimony if the hours of operation are proposed to change from what was represented by the applicant as part of the testimony for the indoor facility. *Continuing Comment.*
9. Due to the site's location on Hamilton Boulevard (County Route 603), Application approval should be conditioned on proof of approval by the County Planning Board. *Continuing Comment.*
10. We defer to the Board Engineer with respect to any grading, drainage, and utilities issues. However, we would request the project engineer to provide testimony as to whether the



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conceptual plan for the playing fields allows sufficient area for stormwater facilities. *Addressed. Underground stormwater management facilities (field underdrains) are proposed. The proposed structures will be subject to review of the Board Engineer.*

11. Since this is a bifurcated application, site plan approval will be required before any site improvements can be constructed if use variance approval is granted. *Not applicable.* The applicant is now seeking site plan approval along with the requested use variance.
12. Evidence of all outside approvals should be submitted to the Board professionals. *Continuing Comment.*
13. Landscaping. The applicant has submitted a landscape plan which proposes to provide shade trees primarily in the front of the site in the parking area and some shrubs. No landscaping is proposed in the rear of the site along the boundary perimeter *that adjoin developed properties.*
14. Fence. The applicant proposes a 20-foot high "ball stopper" fence around the entire perimeter of the recreation fields not border by the building. The Zoning Ordinance (Chapter 540-17) allows a maximum fence height of ten (10) feet in commercial and industrial zones. As the proposed fence exceeds the allowed height by 10 feet, a bulk 'c' variance is required.
15. Signage. The applicant proposes to relocate the existing identification sign from the center of the site to the southeast corner near the entrance. A construction detail of the proposed sign must be provided. The data in the zoning chart for the sign indicates the proposed sign will comply with the ordinance. *Continuing Comment.*
16. Sidewalk. We note that there is no existing sidewalk along the frontage of Hamilton Boulevard. The Planning Board should discuss whether to require sidewalk for this frontage of this lot given the nature of the use and testimony. *Continuing Comment.*
17. Solid waste. The site plan should identify the location of the solid waste enclosure. *Continuing Comment.*
18. The applicant should provide testimony as to the presence or absence of freshwater wetlands on the rear of the property. *Addressed. The applicant submitted the Zoning Board a copy of a memorandum, one-page dated February 3, 2020 from John H. Crow, Ph.D. which indicates that there are no wetlands on the site.*
19. *Environmental Impact Statement. Based on our review of the Environmental Assessment, dated February 2020, we have the following comments:*



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- a. The document does not address the soils which will underlie the proposed sports fields. The subject area is disturbed and information about the prior use should be provided as to the appropriateness of the proposed fields.*
- b. Information is not provided as whether a Phase One EA was prepared (at the time of purchase of the property) and the findings of same. If there was any reported prior contamination in the sports field area, the report should provide some findings as to the status.*

If there are any questions or you require any additional information, please do not hesitate to contact our office.

Very truly yours,

T&M ASSOCIATES

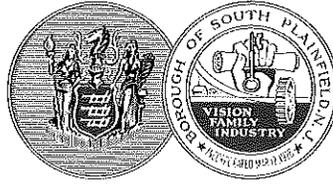
STANLEY C. SLACHETKA, PP, AICP
SOUTH PLAINFIELD BOROUGH PLANNER

SCS:MPT:lkc

cc: Zoning Board Distribution List (via email)
Leonard J. Miller (Borough Engineer)
Bob Bucco, PE, CME, CPWM (Board Engineer)
Lt. David DeLair (Via Email)
Joe Abbruzzese (Via Email)
John Obryk (Via Email)
Alice Tempel (Via Email)
Mary Frances Hildebrandt, Zoning Officer (Via Email)
Walt Abrams, Esq., Applicant's Attorney
Scott Turner, P.E., Menlo Engineering

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Assessing-226-7623
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Emergency Mgmt.-226-7718
Eng./T & M Assoc.-732-671-6400
Environmental-226-7621
Finance-226-7615
Fire Official-756-4761



BOROUGH OF SOUTH PLAINFIELD

2480 Plainfield Avenue
South Plainfield, NJ 07080

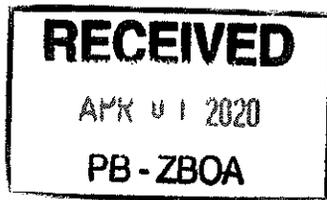
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Police-755-0700
Public Works-755-2187
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Recycling-226-7621
Social Services-226-7625
Tax/Sewer-226-7610
Senior Center-754-1047

ENVIRONMENTAL COMMISSION

March 31, 2020

South Plainfield Board of Adjustment
Borough of South Plainfield
2480 Plainfield Avenue
South Plainfield, NJ 07080



Re: ZBOA #01-18
All Seasons Sports Academy, LLC
(Formerly DPE 2700 South Plainfield
Associates, LLC)
Block 476 Lot 3
2700 Hamilton Boulevard
Outdoor recreation field, expanded parking

Dear Board Members:

The Environmental Commission reviewed this application at its February 2018 meeting. The Commission reviewed revised plans, drawn by Menlo Engineering Associates and dated May 23, 2019, at its August 2019 meeting. The members had the following comments:

Revised plans by Menlo Engineering dated February 14, 2020 have been reviewed, along with an Environmental Assessment prepared anonymously for Menlo Engineering, dated February 14, 2020, a response letter from Scott Turner, PE, CME, dated February 21, 2020, and a memo from John H. Crow, Ph.D., C&H Environmental dated February 3, 2020.

The applicant proposes to remove all trees except those on the east property line. A Tree Removal/Replacement Plan should be provided. At a recent site visit, it was noted that the 34" dbh Oak at the southern edge of the grove is in excellent condition. The Commission believes preserving this tree would be advantageous aesthetically as well as environmentally, and recommends it be protected from grading alterations. Preserving it would also avoid the requirement to plant eleven 2-2.5" caliper trees to replace just that one tree. The Replacement Plan should include shade trees along Hamilton Boulevard.

Continuing comment.

1. A recent site visit indicate that the site needs general cleanup, as there is broken masonry and cinderblock in the rear of the property.

I note that this condition has existed at least since 2015, when the Environmental Commission visited the site in relation to its redevelopment as a sports facility and commented on it.

Addressed. The Engineer's response letter states that the applicant will address this condition.

- 2. The revised application includes only a cover sheet and a Use Variance Plan, which does not address tree removal or replacement, wetlands, drainage or the environmental impacts of the proposed project.**

- a. There are two drainage culverts in the middle of the proposed multipurpose field. The applicant should explain how these will be handled.**

Addressed. The Engineer's response letter states that the riprap will be removed as part of the site improvements and the drainage pipes will be reconfigured as part of the new storm sewer system.

- b. The applicant proposes to replace a heavily wooded area that supports wildlife with a baseball/mini soccer field. The Commission recommends that the applicant should submit an Environmental Impact Statement, a Tree Removal/Replacement Plan that includes preservation of significant trees, and a landscaping plan that includes a shrub buffer for the front yard parking from Hamilton Boulevard.**

Partially addressed. The Environmental Assessment is largely boiler plate. NJ-GeoWeb figures are presented without context and some don't even have legends. The EA contradicts the February 3, 2020 letter from John H. Crow to Michael Robbins, which states there are no wetlands on site and the soils consist only of Ellington-Urban Land complex. The EA states there are wetlands and Reaville Variant soils, which are poorly drained. The applicant should reconcile these two reports.

The EA includes a panel from the 2010 FIRM map that demonstrates the parcel is not in the 100-year flood hazard zone. That aerial photograph also demonstrates that ten years ago the parcel was mostly wooded north of the existing building. The current Tree Removal Plan shows trees that were present at the time of the initial application in 2015 rather than actual existing conditions, so it is clear that there has been considerable unpermitted tree removal. The FIRM photo shows the degradation of the site has been even more severe than these drawings indicate, as the tree coverage in 2010 looks significantly greater than shown on the current Landscape and Tree Removal Plan. As the NJ-GeoWeb figures of surface drainage, land use and vernal habitats show, the site is upstream of the Highland Woods Nature Reserve, with its sensitive wetland habitats.

The unpermitted tree removals have reduced the ability of the parcel to retain stormwater, and likely soil has been eroding off site and degrading the water quality in Bound Brook Tributary 14-14-2-3, which flows through the Reserve. The applicant has not cleaned the debris from the site, so whatever hazardous compounds it might contain may have been washing into the Reserve. The EA should have evaluated these possibilities and discussed mitigation measures,

Landscape and Tree Removal Plan: The proposed landscaping along Hamilton Boulevard is significantly improved. Commission members found the species mix acceptable.

There are several errors in the Removal Plan calculations.

-The enumeration of trees to be removed excludes Ailanthus, apparently because it is an invasive species. A major reason for the Tree Protection Ordinance is to preserve the ecosystem functions that trees provide the Borough, such as storm water and soil erosion control, microclimate moderation and carbon dioxide sequestration. Ailanthus trees provide these services as efficiently as any other species, and possibly better than most, as their rapid growth rate may remove more carbon dioxide from the atmosphere. Therefore, the number of trees to be removed should be listed as 43 trees $\leq 16"$ dbh (diameter at breast height), rather than 27 as shown.

-In calculating the replacement requirement for trees $>16"$ dbh, the applicant apparently replaced the total diameter of the large trees (187") with the total number of replacement trees required (62) and divided that by three to arrive at only 21 trees required. The correct calculation is 187" total diameter divided by 3 = 62 replacement trees. This can be verified by totaling the replacement trees listed in the Existing Tree Inventory.

-The "Tree Replacement Requirements" section cites the ordinance standard of allowing 10% more area to be cleared than the building coverage allowed in the zone. This means that 40% of this site should remain uncleared. Additional clearing is considered excess clearing and requires replacement for all trees excessively cleared. However, the applicant has translated the standard to refer to the number of trees rather than the area being cleared, stating that only 40% of the trees to be removed need to be replaced.

-The actual tree replacement requirement is $43 + 62 = 105$ trees. The proposed landscaping plan includes 29 trees. The Board may wish to consider the following:

- Using the percentage of the number of trees rather than the percentage of area to be cleared has been used in other development proposals. There are situations where establishing where the additional 10% permitted clearing area falls on the parcel is not straightforward. Thus, precedent for allowing this exists.*
- Essentially the entire parcel will be cleared, so excessive clearing is demonstrated unambiguously.*
- There has already been illegal tree removal which is subject to penalty.*

If the Board wishes to allow the use of percentage of the number of trees rather than of the area to be cleared, the replacement requirement should be $.4 \times 105 = 42$ trees, not 29 as shown on the plan.

A copy of the freshwater wetlands general permit #6 should be provided, to verify that it is current.

Continuing comment.

Addressed. The applicant states the wetlands filling that was permitted by the permit was carried out.

All Seasons Sports Center has not provided an annual Recycling Report to the Borough's Recycling Program. Therefore, a narrative recycling plan should be provided, identifying the kind of recyclable solid waste generated, how it is stored, how it is moved to market, and who is responsible for filing the annual report. The Commission recommends that if any beverages or food are to be permitted on the athletic field, litter cans and recyclables cans should be provided and maintained. **Continuing comment.**

Partially addressed. Pinto Brothers Disposal recently filed an annual recycling report on behalf of their customers, of which All Seasons Sports Academy appears to be one.

The applicant should provide testimony regarding whether beverages will be allowed on the fields and if so, what arrangement will be made for disposal/recycling of the containers.

Yours truly,

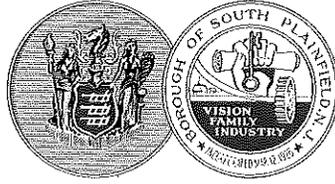


Alice S. Tempel
Environmental Specialist

Cc: R. Bucco, PE
W.K. Abrams, Esq.

AREA CODE 908

Mayor's Office-226-7601
Clerk-226-7606
Assessing-226-7623
Building Dept.-226-7640
CFO/Administrator-226-7602
Computer Services-226-7649
Emergency Mgmt.-226-7718
Eng./T & M Assoc.-732-671-6400
Environmental-226-7621
Finance-226-7615
Fire Official-756-4761



BOROUGH OF SOUTH PLAINFIELD

2480 Plainfield Avenue
South Plainfield, NJ 07080

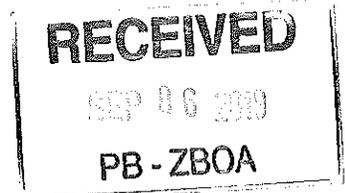
AREA CODE 908

Health-226-7630
Library-754-7885
Municipal Court-226-7651
Plan Bd/Bd. of Adj.-226-7641
Police-755-0700
Public Works-755-2187
Recreation-226-7713
Recycling-226-7621
Social Services-226-7625
Tax/Sewer-226-7610
Senior Center-754-1047

ENVIRONMENTAL COMMISSION

September 9, 2019

South Plainfield Board of Adjustment
Borough of South Plainfield
2480 Plainfield Avenue
South Plainfield, NJ 07080



Re: #01-18
All Seasons Sports Academy, LLC
(formerly DPE 2700 South Plainfield
Associates, LLC)
Block 476 Lot 3
2700 Hamilton Boulevard
Outdoor recreation field, expanded parking

Dear Board Members:

The Environmental Commission reviewed this application at its February 2018 meeting. The Commission reviewed revised plans, drawn by Menlo Engineering Associates and dated May 23, 2019, at its August 2019 meeting. The members had the following comments:

The applicant proposes to remove all trees except those on the east property line. A Tree Removal/Replacement Plan should be provided. At a recent site visit, it was noted that the 34" dbh Oak at the southern edge of the grove is in excellent condition. The Commission believes preserving this tree would be advantageous aesthetically as well as environmentally, and recommends it be protected from grading alterations. Preserving it would also avoid the requirement to plant eleven 2-2.5" caliper trees to replace just that one tree. The Replacement Plan should include shade trees along Hamilton Boulevard.

Continuing comment.

1. A recent site visit indicated that the site needs general cleanup, as there is broken masonry and cinderblock in the rear of the property.
2. The revised application includes only a cover sheet and a Use Variance Plan which does not address tree removal or replacement, wetlands, drainage or the environmental impacts of the proposed project.
 - a. There are two drainage culverts in the middle of the proposed multipurpose field. The applicant should explain how these will be handled.

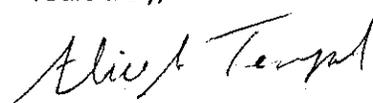
Visit our website: www.southplainfieldnj.com

b. The applicant proposes to replace a heavily wooded area that supports wildlife with a baseball/mini soccer field. The Commission recommends that the applicant should submit an Environmental Impact Statement, a Tree Removal/Replacement Plan that includes preservation of significant trees, and a landscaping plan that includes a shrub buffer for the front yard parking from Hamilton Boulevard.

A copy of the freshwater wetlands general permit #6 should be provided, to verify that it is current.
Continuing comment.

All Seasons Sports Center has not provided an annual Recycling Report to the Borough's Recycling Program. Therefore, a narrative recycling plan should be provided, identifying the kind of recyclable solid waste generated, how it is stored, how it is moved to market, and who is responsible for filing the annual report. The Commission recommends that if any beverages or food are to be permitted on the athletic field, litter cans and recyclables cans should be provided and maintained. **Continuing comment.**

Yours truly,

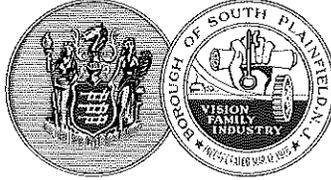


Alice S. Tempel
Environmental Specialist

Cc: R. Bucco, PE
W.K. Abrams, Esq.

AREA CODE 908

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BOROUGH OF SOUTH PLAINFIELD

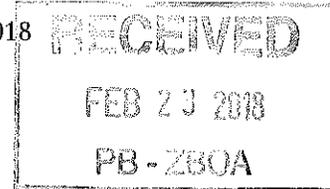
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South Plainfield, NJ 07080

AREA CODE 908

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Library-754-7885
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Recreation-226-7713
Recycling-226-7621
Social Services-226-7625
Tax/Sewer-226-7610
Senior Center-754-1047

ENVIRONMENTAL COMMISSION

February 21, 2018



South Plainfield Board of Adjustment
Borough of South Plainfield
2480 Plainfield Avenue
South Plainfield, NJ 07080

Re: #01-18
DPE 2700 South Plainfield Associates, LLC
Block 476 Lot 3
2700 Hamilton Boulevard
Outdoor recreation field, expanded parking

Dear Board Members:

The Environmental Commission reviewed this application at its February 2018 meeting. The members had the following comments.

The applicant proposes to remove all trees except those on the east property line. A Tree Removal/Replacement Plan should be provided. At a recent site visit, it was noted that the 34" dbh Oak at the southern edge of the grove is in excellent condition. The Commission believes preserving this tree would be advantageous aesthetically as well as environmentally, and recommends it be protected from grading alterations. Preserving it would also avoid the requirement to plant eleven 2-2.5" caliper trees to replace just that one tree. The Replacement Plan should include shade trees along Hamilton Boulevard.

A copy of the freshwater wetlands general permit #6 should be provided, to verify that it is current.

All Seasons Sports Center has not provided an annual Recycling Report to the Borough's Recycling Program. Therefore, a narrative recycling plan should be provided, identifying the kind of recyclable solid waste generated, how it is stored, how it is moved to market, and who is responsible for filing the annual report. The Commission recommends that if any beverages or food are to be permitted on the athletic field, litter cans and recyclables cans should be provided and maintained.

Yours truly,

Alice S. Tempel
Environmental Specialist

Cc: R. Bucco, PE
J. F. Clarkin III, Esq.



**OFFICE OF THE FIRE MARSHAL
BUREAU OF FIRE PREVENTION**

SOUTH PLAINFIELD

Address: 2700 Hamilton Blvd

18-02

Approved: J.A. Abbruzzese

Init-01/25/18

Subject: ZBOA #01-18

Board Members,

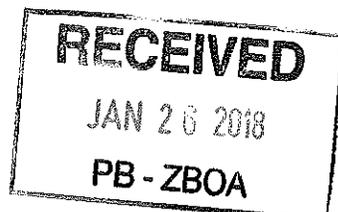
The Office of the Fire Marshal/Fire Prevention Bureau has reviewed the plans and provides the following comments:

1. Have the applicant confirm that the stone pathway/road that he is purposing at the rear of the building is capable of supporting fire apparatus.

Respectfully,

J.A. Abbruzzese

Fire Official/Fire Sub-Code HHS





**OFFICE OF THE FIRE MARSHAL
BUREAU OF FIRE PREVENTION**

SOUTH PLAINFIELD

Address: 2700 South Clinton Avenue

19-13

Approved: J.A. Abbruzzese

Init

Subject: ZBOA-#01-18

All-Season Sports Academy, LLC

Board Members,

Please confirm that the new parking slots on the Hamilton Boulevard side do not in any way obstruct the existing fire department connection. The plans do not show its location and any considerations to protect and or identify it.

Respectfully,

J.A. Abbruzzese

Fire Official/Fire Sub-Code HHS

908-756-4761

jabbruzzese@southplainfieldnj.com

RECEIVED

SEP 01 2019

PB - ZBOA

SOUTH PLAINFIELD POLICE DEPARTMENT

2480 PLAINFIELD AVENUE
SOUTH PLAINFIELD, NJ 07080
(908) 755-0700

TO: Joanne Broderick/Zoning Board
FROM: Lt. David DeLair
DATE: 12/11/2019
Re: Plan review for 2700 Hamilton Blvd.

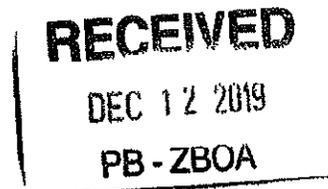
Joanne,

The Traffic Safety Advisory Committee and I reviewed the parking lot plans for 2700 Hamilton Blvd. Block: 476. Lot: 3 Zone: M-3. One concern was raised at the meeting. There is no restriction on making left turns from the parking lot onto eastbound Hamilton Blvd. This roadway is a 40 MPH zone and has two lanes in each direction. Making a left turn out of that parking lot at peak traffic hours can be risky and dangerous. We had one fatal crash in this location in 2015. A vehicle made a left turn from Main Street onto westbound Hamilton Blvd across 2 lanes of eastbound traffic and was T-boned. Both occupants were killed.

A suggestion from the TSAC was to restrict left turns from this lot during peak hours. The suggestion was to restrict left turns from 0700-0900 and 1600-1900. Thank you for your consideration in this matter.

Respectfully submitted,

Lt. David DeLair #1006
Traffic Safety Supervisor
South Plainfield Police Department
2480 Plainfield Ave
South Plainfield, NJ 07080
908-226-7679
ddelair@sppolice.com



SOUTH PLAINFIELD POLICE DEPARTMENT

2480 PLAINFIELD AVENUE
SOUTH PLAINFIELD, NJ 07080
(908) 755-0700

TO: Joanne Broderick/Zoning Board
FROM: Lt. David DeLair
DATE: 9/26/2019
Re: Plan review for 2700 Hamilton Blvd.



Joanne,

In February, 2018, The Traffic Safety Advisory Committee and I reviewed the parking lot plans for 2700 Hamilton Blvd. Block: 476. Lot: 3 Zone: M-3. One concern was raised at the meeting. There is no restriction on making left turns from the parking lot onto eastbound Hamilton Blvd.

This roadway is a 40 MPH zone and has two lanes in each direction. Making a left turn out of that parking lot at peak traffic hours can be risky and dangerous. We had one fatal crash in this location in 2015. A vehicle made a left turn from Main Street onto westbound Hamilton Blvd across 2 lanes of eastbound traffic and was T-boned. Both occupants were killed. In the last three years there have been 124 motor vehicle crashes in this location.

Once again we have reviewed these plans and have again come to the same conclusion. This issue was raised when the plans for development were submitted for 2910 Hamilton Blvd. I met with John Jahr of Bright View Engineering he performed a traffic study and he came to the same conclusion as we did. As a result, they are in the process of installing a traffic signal at the intersection of West End Ave and Hamilton Blvd.

A suggestion from the TSAC was to restrict left turns from this lot during peak hours. The suggestion was to restrict left turns from 0700-0900 and 1600-1900. Thank you for your consideration in this matter.

Respectfully submitted,


Lt. David DeLair #1006
Traffic Safety Supervisor
South Plainfield Police Department
2480 Plainfield Ave
South Plainfield, NJ 07080
908-226-7679
ddelair@sppolice.com

SOUTH PLAINFIELD POLICE DEPARTMENT

2480 PLAINFIELD AVENUE
SOUTH PLAINFIELD, NJ 07080
(908) 755-0700

TO: Joanne Broderick/Zoning Board
FROM: Lt. David DeLair
DATE: 2/1/2018
Re: Plan review for 2700 Hamilton Blvd.

Joanne,

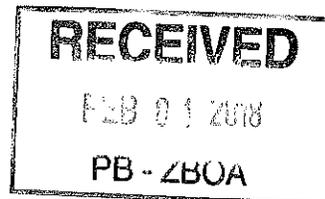
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A suggestion from the TSAC was to restrict left turns from this lot during peak hours. The suggestion was to restrict left turns from 0700-0900 and 1600-1900. Thank you for your consideration in this matter.

Respectfully submitted,



Lt. David DeLair #1006
Traffic Safety Supervisor
South Plainfield Police Department
2480 Plainfield Ave
South Plainfield, NJ 07080
908-226-7679
ddelair@sppolice.com



SOUTH PLAINFIELD POLICE DEPARTMENT

2480 PLAINFIELD AVENUE
SOUTH PLAINFIELD, NJ 07080
(908) 755-0700

TO: Len Miller
FROM: Lt. David DeLair
DATE: 2/6/2017
Re: Parking Issues

Len,

I would like to inform you of the parking issues that we have been encountering in the area of the All Seasons Sports Academy. It has been brought to my attention that this sports academy runs a volleyball league on the weekends. The parking lot is unable to hold the vehicles that attend this function. The overflow of vehicles have been parking on West End Avenue and Easton Blvd. Both sides of the entire length of both streets have been utilized for parking. The Police Department has issued several summonses for being parked within 50 feet of a stop sign and within 25 feet of an intersection.

This overflow of vehicles is causing an issue on these roadways as they are not designed to handle that amount of parking on both sides. Emergency vehicles will have a problem accessing these roads in an emergency.

I will be looking to restrict parking on one side of these roads in the parking ordinance revision that I will soon present to the Council.

Respectfully submitted,

Lt. David DeLair #1006
Traffic Safety Supervisor
South Plainfield Police Department
2480 Plainfield Ave
South Plainfield, NJ 07080
908-226-7679
ddelair@sppolice.com

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Armwood
Charles Kenny
Leslie Koppel
Shanil Narra
Blanquita B. Valenti
Freeholders

MIDDLESEX COUNTY • N J

Department of Public Safety and Health
Office of Health Services

Shanil Narra
*Chairperson, Public Safety
and Health Committee*

John A. Pulomena
County Administrator

Joseph W. Kilsza
Department Head

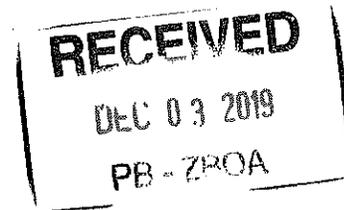
Lester Jones
Director-Health Officer

TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

RE: All Seasons Sports Academy
ZBOA #01-18
Block(s): 476 Lot(s): 3

DATE: December 3, 2019



Please be advised this department has no objections to the above referenced plans.



MIDDLESEX COUNTY • N J

Department of Public Safety and Health
Office of Health Services

Shanti Narra
Chairperson, Public Safety
and Health Committee

John A. Pulomera
County Administrator

Joseph W. Kilsza
Department Head

Lester Jones
Director-Health Officer

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

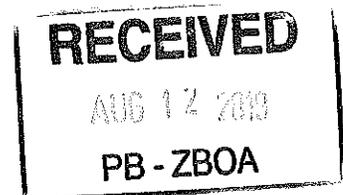
Kenneth Arnwood
Charles Kenny
Leslie Koppel
Shanti Narra
Blanquita B. Valent
Freeholders

TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

RE: All Seasons Sports Academy, LLC
ZBOA #01-18
Block(s): 476 Lot(s): 3

DATE: August 12, 2019



Please be advised this department has no objections to the above referenced plans.



Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Armwood
Charles Kenny
Leslie Koppel
Shanti Narra
Blanquita B. Valenti
Freeholders

MIDDLESEX COUNTY • N J

DEPARTMENT OF INFRASTRUCTURE MANAGEMENT

Office of Planning
Division of Development Review

Charles Kenny
Chairperson,
Infrastructure Management

John A. Pulomena
County Administrator

Khalid Anjum
Department Head

Matthew Vaughn
Chairman, Planning Board

Dorothy K. Power
Secretary, Planning Board

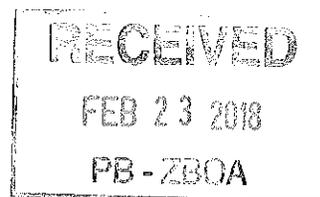
Steven D. Cahn, Esq.
Counsel, Planning Board

George M. Ververides, P.P., A.I.C.P.
Director

Stanley R. Olszewski
Supervisor

February 15, 2018

Ms. Joann Broderick, Secretary for Planning & Zoning Boards
Borough of South Plainfield Planning Board
2480 Plainfield Avenue
South Plainfield, NJ 07080



Re: All Seasons Sports Academy
Block 476, Lot 3
Planning Board File # SP-SP-119

Dear Ms. Broderick:

The Development Review Committee of the Middlesex County Planning Board has reviewed and approved the site plan application entitled, "All Seasons Sports Academy Block 476 Lot 3 Borough of South Plainfield Middlesex County New Jersey" and dated December 15, 2017.

That the above approval does not in any way relieve the Applicant from constructing all improvements in accordance with all Federal, State and Local Government regulations and design specifications.

This approval is authorization to the local building official who issues building permits to issue a building permit for this application.

In addition, the Committee notes that pursuant to N.J.S.A. 40:27 et seq. (40:27.2 and 40:27.6), the Middlesex County Planning Board does not have the right to review and approve drainage that affects a non-County road or drainage-way, structure, pipe, culvert or facility for which the County is not responsible. Any responsibility for inadequate drainage conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency.



Ms. Joann Broderick, Secretary for Planning & Zoning Boards
Borough of South Plainfield Planning Board
February 15, 2018
Page 2
Planning Board File # SP-SP-119

If any additional revised plans (other than the plans which have been approved above) are submitted, it is required that those plans shall be submitted and accompanied by a new application form and fee following our formal submission process.

Sincerely,



Stan R. Olszewski
Supervisor/
Development Review

SRo:AMK:av
Encl.
A:spsp119.02k

cc: Gary L. Vesce, County Office of Public Works
✓ Len Miller, T & M Associates, Borough, Planning & Zoning Board's Engineer
✓ Stan Slachetka, T & M Associated, Borough, Planning & Zoning Board's Planner
✓ Dominic Demico, Building Sub Code Official
✓ Mary Francis Hildebrandt, Zoning Official
✓ Gino Leonardis, Board of Adjustment Chairman
✓ Robert Ackerman, Planning Board Chairman
✓ Alexander G. Fisher, Esq., Planning Board Attorney
✓ Larry Lavender, Esq., Zoning Board Attorney
✓ Paul Rizzo, Esq., Borough Attorney
DPE South Plainfield Associates, LLC, Applicant
Clarkin & Vignuolo, PC, Applicant's Attorney
Menlo Engineering Associates, Inc., Applicant's Engineer



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-119 Type Site Plan
Date of Action February 13, 2018

Applicant: DPE South Plainfield Associates, LLC 20 Community Place, Morristown, NJ 07960

Title Block of Application: "All Seasons Sports Academy" Block 476 Lot 3 Borough of South Plainfield Middlesex County New Jersey" Dated December 15, 2017

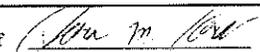
Proposed Land Use: Recreation

Staff Recommendation: **Site Plan Approval; Application does not Adversely Affect a County Road or Drainage Facility**

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	_____		N/A
B. Section 11-7 Design Standards	_____		
C. Other	_____		
II. Performance Guarantee			N/A
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	_____
			\$0.00
III. Drainage			Satisfactory
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	_____
Downstream County Drainage Facility:	<u>Clinton Avenue 2-C-83</u>		\$0.00
IV. Receipt of a Municipal Drainage Report			N/A
V. Agreements			
A. Stormwater Maintenance Agreement	_____		
B. Developer's Agreement	_____		Previously Received
C. Future Improvements Agreement	_____		
D. Sight Triangle Agreement	_____		
VI. Dedication and Reservations of County Road Right-Of-Way			N/A
Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____
VII. Road Opening Permit			N/A
County Road Name and #	<u>Hamilton Boulevard (C.R. #603)</u>		
Non-County Road Name	_____		
Linear Feet of Frontage	<u>200</u>		
Linear Feet of New Street	_____	# of New Driveways	_____
VIII. Approvals and Other Considerations			N/A
A. MCMC	_____	C. NJDOT	_____
B. NJDEP	_____	D. D&RCC	_____

Planning Area	<u>1287</u>	Fee Submitted	<u>\$500.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>01/24/18</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>6.13</u>	Existing Parking Spaces	<u>N/A</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>N/A</u>
Census Tract #	<u>10.02</u>	Proposed Impervious Coverage	<u>120,091</u>
Zone	<u>M-3</u>	SQ. FT. Existing Building	<u>35,893</u>
Block #	<u>476</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>3</u>	Land Use	<u>POP</u>
Plans Prepared By	<u>Alfred R. Coco, P.E., P.L.S.</u>	Land Use Type	<u>REC</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff 
Aaron M. Kardon, P.P., A.I.C.P., Senior Planner

Engineering Department Staff 
Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-119

Applicant: DPE South Plainfield Associates, LLC 20 Community Place, Morristown, NJ 07960

Name of Application: "All Seasons Sports Academy" Block 476 Lot 3 Borough of South Plainfield Middlesex County New Jersey" Dated December 15, 2017

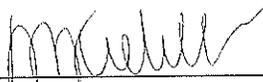
WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated, February 13, 2018, and;

WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.



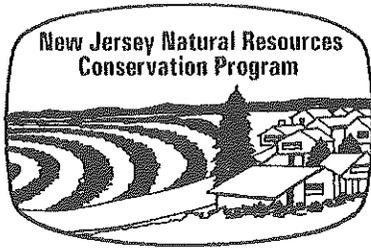
Wendy Wiebalk, Esq.
Acting Planning Board Counsel



MATTHEW VAUGHN Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: February 13, 2018
DATE EXECUTED: February 13, 2018



FREEHOLD SOIL CONSERVATION DISTRICT

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033

Freehold, New Jersey 07728-5033

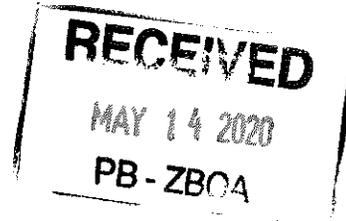
Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org

ALL SEASON SPORTS ACADEMY, LLC
2700 HAMILTON BOULEVARD
SOUTH PLAINFIELD NJ 07090



Ref.#: 2015-0943
Proj.: ALL SEASONS SPORTS ACADEMY
Twp. : SOUTH PLAINFIELD BORO
Block: 476
Lots : 3

CERTIFICATION LETTER

Pursuant to the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, the Freehold Soil Conservation District hereby grants certification of the soil erosion and sediment control plan for the above referenced project, subject to the following:

1. That the applicant carries out all land disturbance activities in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, promulgated by the State Soil Conservation Committee.
2. The owner/applicant must obtain a District issued Report of Compliance prior to the issuance of any Certificates of Occupancy by the municipality.
3. Changes in the certified plan relating to, or that will affect land disturbance on the site, must be submitted to the District office for certification.
4. The owner / applicant must notify the District forty-eight (48) hours prior to any land disturbing activity.

A copy of the certified plan must be kept on the job site at all times.

This plan certification is valid for 3 1/2 years (valid until 11/1/2023), and is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless the municipality or other controlling agency has previously approved such use. Failure to comply with the above conditions may result in the issuance of a STOP CONSTRUCTION ORDER.

Sincerely,

Ines M. Zimmerman
District Manager

cc: Planning Board
Construction Official
Municipal Engineer
Applicant's Engineer



FREEHOLD SOIL CONSERVATION DISTRICT

(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033
Freehold, New Jersey 07728-5033

Tel: (732) 683-8500

Fax: (732) 683-9140

E-mail: info@freeholdscd.org

Website: www.freeholdsoil.org



ALL SEASON SPORTS ACADEMY, LLC
2700 HAMILTON BOULEVARD
SOUTH PLAINFIELD NJ 07080

Ref.#: 2019-0943
Proj.: ALL SEASONS SPORTS ACADEMY
Twp.: SOUTH PLAINFIELD BORO
Block: 476
Lots: 3

REVIEW REVISIONS

The Freehold Soil Conservation District has conducted our review of the revisions submitted for the above referenced application and find them incomplete. The following deficiency must be addressed in order for the application to be complete.

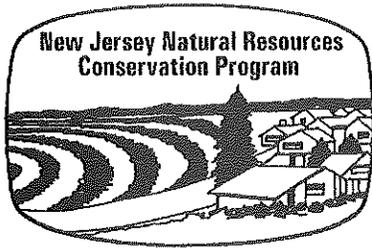
1. Provide a stability analysis at the final outfall. Refer to the point of discharge section of the Offsite Stability Standard. The stability analysis will be based upon the receiving area.

Please incorporate the above item onto a revised Soil Erosion and Sediment Control Plan and forward three (3) sets, along with supporting calculations, to our office for further review. These plans must be signed and sealed by a professional architect or engineer. Upon review and determination that the item has been correctly addressed in accordance with the State Standards for Soil Erosion and Sediment Control, the application will be considered complete and recommended for certification. If you should have any questions, please contact our office.

Respectfully,


Timothy E. Thomas
Resource Conservationist

cc: Applicant's Engineer
Planning Board



FREEHOLD SOIL CONSERVATION DISTRICT

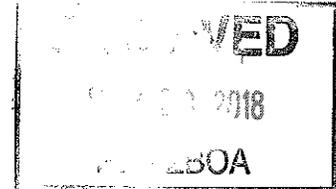
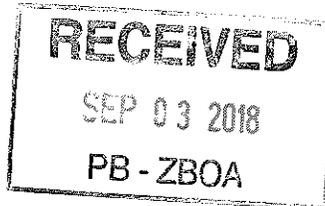
(Serving Middlesex and Monmouth Counties)

4000 Kozloski Road, P.O. Box 5033
Freehold, New Jersey 07728-5033
Tel: (732) 683-8500
Fax: (732) 683-9140
E-mail: info@freeholdscd.org
Website: www.freeholdsoil.org

DPE 2700 SOUTH PLAINFIELD ASSOC., LLC
20 COMMUNITY PLACE
SUITE 300
MORRISTOWN NJ 07960

8/24/18

Ref.#: 2018-0449
Proj.: 2700 HAMILTON BOULEVARD
Twp. : SOUTH PLAINFIELD BORO
Block: 476
Lots : 3



CERTIFICATION LETTER

Pursuant to the New Jersey Soil Erosion and Sediment Control Act; N.J.S.A. 4:24-39 et. seq., Chapter 251, P.L. 1975 and as amended by C. 264, P.L. 77 and C. 459, P.L. 79, the Freehold Soil Conservation District hereby grants certification of the soil erosion and sediment control plan for the above referenced project, subject to the following:

1. That the applicant carries out all land disturbance activities in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey, promulgated by the State Soil Conservation Committee.
2. The owner/applicant must obtain a District issued Report of Compliance prior to the issuance of any Certificates of Occupancy by the municipality.
3. Changes in the certified plan relating to, or that will affect land disturbance on the site, must be submitted to the District office for certification.
4. The owner / applicant must notify the District forty-eight (48) hours prior to any land disturbing activity.

A copy of the certified plan must be kept on the job site at all times.

This plan certification is valid for 3 1/2 years (valid until 2/24/2022), is limited to the controls specified in this plan. It is not authorization to engage in proposed land use unless the municipality or other controlling agency has previously approved such use. Failure to comply with the above conditions may result in the issuance of a **STOP CONSTRUCTION ORDER**.

Sincerely,

Ines Zimmerman
Ines M. Zimmerman
District Manager

cc: Planning Board
Construction Official
Municipal Engineer
Applicant's Engineer

APPENDIX B

SITE PLAN CHECKLIST

Applicant: All Seasons Sports Academy Date: Nov. 14, 2019
Owner: Phil Richards
Project Location: 2700 Hamilton Boulevard, South Plainfield, NJ
Block: 476 Lot: 3 Zone: 1k-3
Project Name: All Seasons Sports Academy
Engineer / Designer: Mento Engineering Associates

- A. Two (2) copies of application form: One (1) Original – One (1) Copy.
- B. Application fees and taxes paid.
- C. Twelve (12) copies of site plan – original submission.
- D. Size of map: 8 1/2" X 14" or 15" X 21" or 24" X 36" folded not rolled.

GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN

- E. Name and license number of Engineer / Architect with documents sealed with raised seal, original date and revision dates of drawings.
- F. Project identification, name and address of owner and name and address of applicant.
- G. Owner's certificate of concurrence with the plan "*I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan*". Must be signed by the proper authority.
- H. The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
- I. Site data schedule showing:
 1. A key map of the site not smaller than 1" – 1,000' with reference to surrounding areas, zoning district(s) and existing street locations within 1,000'.
 2. Zoning schedule (required and proposed).
 3. Proposed use.
 4. Total site area in acres (thousands of an acre) and square feet.
 5. Total ground floor building area in square feet and percentage of lot coverage.
 6. Total building area in square feet.
 7. Total open space area in square feet and percentage of lot coverage.
NOTE: Not complete if missing.
 8. Total area of impervious coverage in square feet and percentage of lot coverage.
 9. Number of parking stalls and stall dimensions.
 10. Number of employees, total and maximum in one (1) shift.
 11. Ratio of parking to building size or occupancy or both, depending on use.
 12. Proposed building data: height; setbacks; front, side and rear yard distances. Also, show the dimensions on the plan.

APPENDIX B

SITE PLAN CHECKLIST

- J. Written description of proposed operations or activities including control of noise, water pollution, glare, air and/or fire and safety hazards.

THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:

- N/A K. Architectural building elevations, including façade signs and entrances.
NOTE: New buildings and additions only.
- L. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination, if applicable.
- M. Required legend on site plan for endorsement by Board Engineer, Board Chairman and Board Secretary.
- N. Written description of a request for hardship variance, conditional use or specific permit.
NOTE: The applicant will need to submit a form or waiver.
- O. Environmental Impact Statement (EIS) or waiver request.
- P. Written document of request to waive submission of any required site plan elements. The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the overall intent of the land use ordinance, and good development practice.

**NOTE: An application is complete with a waiver request, then the review period begins.*

- N/A Q. Additional information and data required by the Board as the result of hearings on the application.

FOR PRELIMINARY SITE PLAN

- R. Proof in the form of letters of transmittal that a copy of the application was sent to County Planning Board; adjacent municipality if property is within 200 feet; New Jersey Department of Environmental Protection if stream encroachment or wetlands permit is needed or sewer extension required: Plainfield Area Regional Sewage Authority and / or Piscataway Township Sewer and / or South Plainfield Sewer Utility; New Jersey American Water Company or Middlesex Water Company.

FOR FINAL SITE PLAN

**NOTE: Not needed for completeness, but needed for final approval – Letters S-Y.*

- S. All conditions of Preliminary Site Plan Approval have been satisfied.
- N/A T. Borough Tax Assessor for lot numbers (if applicable).
- W/ico U. Freehold Soil Conservation Service – Soil Erosion Sediment Control Plan Certification.
- W/ico V. New Jersey Department of Environmental Protection approvals, including but not limited to:
 1. Sanitary Sewer Extension Permits.
 2. Potable Water Works Permits.
 3. Freshwater Wetlands Letter of Interpretation.
 4. Freshwater Wetlands Transitional Area Waiver.
 5. Authorization for Freshwater Wetlands Statewide General Permits.
 6. Stream Encroachment Permits.
- W/ico W. All conditions of Middlesex County Planning Board final approval met.

APPENDIX B

SITE PLAN CHECKLIST

- N/A X. Special approvals (utilities, etc.).
- N/A Y. All easements, dedications and deed restrictions necessary to implement the plan.

Person Preparing Check List: _____ Date: _____

SITE PLAN SHOULD CONTAIN THE FOLLOWING BASIC DATA

1. Scale not to exceed 1" – 50' (graphic and written); north arrow with reference meridian; block(s); lot(s); tax map number(s).
2. Survey prepared by a New Jersey Licensed Surveyor – no more than five (5) years old.
3. Property line dimensions showing boundaries of the property existing and proposed monuments, building setback lines, easements and area dedicated to public use, including existing and proposed easements, covenants or deed restrictions, water courses and rights-of-way in feet and decimals of a foot, and bearings in degree, minutes and seconds.
4. Location of all existing buildings and structures (e.g. walls, fences, culverts), streets, driveways, entrances and exits on the site and within 200 feet thereof. Structures to be removed are to be indicated by dashed lines.
5. Right-of-way widths of existing and proposed roads from the centerline. Pavement width measurements. Distances to the nearest intersections with other public streets. Plan and profiles of all existing and proposed streets and utilities.
6. Location and dimensions of all proposed buildings, structures, roads, driveways, parking areas, etc.
7. All existing physical features on the site and within 200 feet thereof, including streams, watercourses, flood plans, existing woodlands, existing trees six inches (6") in diameter as measured three feet (3') above grade and significant soil and hydrological conditions such as wetland, cliff, rock, outcroppings, and water flows.
8. Topography showing spot elevations, high and low points, existing and proposed contours at one foot (1') intervals extending 200 feet off-site based on New Jersey Geodetic Control Survey Datum. First floor elevation of all proposed buildings or other structures, also the elevation of the finished grade at each corner of all structures.
9. Parking and loading areas and location of any outside storage facilities shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicated direction of traffic flow, traffic control devices (signs and/or pavement markings) and sign easements, tabulation of proposed and required parking spaces. No driveway is permitted within five feet (5') of property lines.
10. Location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data.
11. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, potable water supply, and methods of solid waste storage and disposal. Detail of screened enclosure for solid waste storage, including provisions for source separation of recyclables.
12. Location and type of utilities present and proposed including electric, gas, telephone, cable television, sanitary sewers, storm sewers and water lines. All proposed new utilities installed shall be underground.
13. Improvements, such as roads, driveways, curbs, bumpers, sidewalks, sewers and utilities shall be indicated with profile and plan views, design and construction details and dimensions.

APPENDIX B

SITE PLAN CHECKLIST

- N/A* 14. Location and design of off-tract improvements necessitated by the proposed development.
15. Landscaping and buffering plan prepared by a CLA identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and rock outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting. Buffer areas should include location of landscape screening, fencing and berms – provide details.
16. Specify on landscape plan the quantity, size and type of proposed landscaping.
17. Indicate which existing trees and/or vegetation shall be preserved and include notes on methods to preserve them during construction.
18. Street trees planted at SPECIFIED intervals – usually forty feet (40') on center.
19. Indicated on landscape plan existing or proposed utility lines walkways, lighting, etc.
20. Indicate on the landscape plan, existing and proposed fences, their heights, type and other details. All retaining walls and their details.
21. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer's specification sheet, intensity in foot candle, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard or pole. 0.5 foot candles of lighting are required in all parking and driveway areas.
22. Storm water runoff control plan.
1. Percent of Impervious coverage.
 2. Grading plan, including spot elevations. Include adjacent property where drainage may impact.
 3. Runoff computations for pre-developed and proposed conditions.
 4. Size, slope, direction of flow, top of curb and grate elevation of structures, invert elevations of all existing and proposed storm drains, drainage ditches, watercourses – fifty foot (50') cross-sections for swales, ditches and channels.
 5. Roof leader size and discharge locations.
 6. Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow and outflow hydro graph for storm water detention / retention facilities.
 7. Drainage map and calculations showing drainage from contributing area prior to and after development. Indicate the determination of L, Tc and I.
 8. If additional development is proposed on site with existing detention / retention facilities, provide capacity calculations.
- N/A* 23. Sanitary Sewer Plan. Location and design details of all pipe, manholes, etc. in accordance with Borough adopted construction standards. Provide a monitoring manhole located one foot (1') into the right-of-way. Provide estimated waste water flows.
- N/A* 24. If property is in a flood plan area, it must be noted on the plan.
- N/A* 25. Additional information and data required by Development Review Ordinance and / or the Planning / Zoning Board as the result of hearings on the application.
- N/A* 26. Engineer's estimate of the cost of the proposed improvements (sanitary sewer, drainage public pavement).
- W/ico* 27. Performance Guarantees and Engineering Inspections Fees.
- W/ico* 28. As-Built drawings of final construction with all revisions and corrections.

Person Preparing Check List: _____ Date: _____

APPENDIX B

SITE PLAN CHECKLIST

SITE PLAN REVIEW PROCESS

1. Upon completion of Engineering and Administrative Review, the application is deemed complete and scheduled for meeting.
2. The Application is heard for Preliminary Approval. If the applicant has requested waivers, and / or prior approvals have not been obtained (Freehold Soil, Middlesex County Planning Board, New Jersey Department of Environmental Protection, etc.)
3. Board votes on granting or denial of requested waivers.
4. Board imposes conditions as they feel necessary.
5. Board approves or denies Preliminary Approval.
6. Applicant obtains all necessary prior approvals and corrects plans in compliance with the Preliminary Approval Resolution. Applicant submits revised drawings and all necessary documentation for Engineering and Administrative Review.
7. Upon compliance with the Resolution, the application is scheduled for Final Site Plan Approval.
8. Board hears case for Final Approval.
9. Board grants or denies Final Approval.
10. Plans are signed by Board Engineer, Board Chairman and Board Secretary.
11. Resolution is memorialized.
12. Case is filed.

NOTE: Should the applicant have no waiver requests and / or prior approvals pending, the Board can grant Preliminary and Final Approvals at one (1) hearing.

APPENDIX C

VARIANCE CHECK LIST

Type of Application

1 or 2 Family Bulk Variance (New Construction)

1 or 2 Family Use Variance

Bifurcated Use Variance

Site Plan

APPLICANT <u>All Seasons Sports Academy</u>	DATE <u>5/23/19</u>
BLOCK(S) <u>476</u>	LOT(S) <u>3</u> ZONE <u>M-3</u>
ENGINEER / DESIGNER <u>Medo Engineering Associates</u>	

X	X	X	X	()	A.	Two (2) copies of application form: One (1) original – One (1) copy.
X	X	X	X	()	B.	Application fees and taxes paid.
X	X	X	X	()	C.	Twelve (12) copies of site plan – Original submission.
X	X	X	X	(✓)	D.	Survey prepared by a New Jersey Licensed Surveyor. (Not less than five (5) years old.).
X	X	X	X	(✓)	E.	Size of Map: 8½" x 14" or 15" x 21" or 24" x 36" - folded.
GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN						
X	X	X	X	(✓)	F.	Name and license number of Engineer/Architect with documents sealed with raised seal, original date and revision dates of drawings.
X	X	X	X	(✓)	G.	Project identification, name and address of owner, and name and address of applicant.
X	X	X	X	(✓)	H.	Owner's certification of concurrence with the plan "I hereby certify that I am the owner of record of the site herein depicted and that I concur with the plan." Must be signed by the proper authority.
X	X	X	X	(✓)	I.	The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
X	X	X	X	(✓)	J.	Site data schedule showing: <ul style="list-style-type: none"> ✓1. A key map of the site not smaller than 1" – 1,000' with reference to surround areas, zoning districts(s) and existing street locations within 1,000'. ✓2. Zoning schedule (required and proposed). ✓3. Proposed use. ✓4. Total site area in acres (thousands of an acre) and square feet. ✓5. Total ground floor building area in square feet and percent of lot coverage. ✓6. Total building area in square feet. ✓7. Total open space area in square feet and percent of lot coverage. ✓8. Total area of impervious coverage in square feet and percent lot coverage. ✓9. Number of parking stalls and stall dimensions. ✓10. Number of employees, total and maximum in one shift. ✓11. Ratio of parking to building size or occupancy or both, depending on use. ✓12. Proposed building data: height, setbacks, front, side and rear yard distances, also show dimensions on plan.

APPENDIX C

VARIANCE CHECK LIST

1 or 2 Family Bulk Variance (New Construction)	1 or 2 Family Use Variance	Bifurcated Use Variance	Site Plan			
X	X	X	X	()	K.	Written description of proposed operations or activities, including control of noise, water pollution, glare, air and/or fire and safety hazards.
THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:						
X	X		X	() HA	L.	Architectural building elevations, including façade signs and entrances.
			X	()	M.	Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination.
X	X	X	X	(✓)	N.	Required legend on site plan for endorsement by Board and Borough Officials.
	X	X	X	()	O.	Written description of a request for hardship variance, conditional use or specific permit.
			X	()	P.	Environmental Impact Statement (EIS).
	X	X	X	()	Q.	Written document of request to waive submission of any required site plan elements. (The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the intent of the land use ordinance, and good development practice.)
X	X	X	X	(✓)	R.	Additional information and data required by the Board as the result of hearings on the application.
X	X	X	X	(✓)	S.	All easements, dedications and deed restrictions necessary to implement the plan.

Person Preparing Check List

Date

5/23/19

SUMMARY
REQUEST FOR A WAIVER FOR AN ENVIRONMENTAL IMPACT STATEMENT

The following is a statement in support of a waiver for the submission of a Environmental Impact Statement regarding proposed site changes to a 6.2-acre parcel known as Block 476, Lot 3, in the Borough of South Plainfield, Middlesex County, New Jersey. This summary has been prepared by Menlo Engineering Associates, Inc. to supplement the applicant request for a site plan approval for an additional outdoor sports field to an existing recreation center.

The property is located on the North side of Hamilton Blvd at its intersection with West End Ave. The site plan includes the addition of two outdoor sports field along with 35 previously approved parking spaces. There is a minimal change to the site's previously approved impervious coverage. The site's total impervious coverage increases from 34.6% to 35.1%. The building coverage will remain at 13.2%. The rest of the impervious coverage consists of parking aisles and spaces. 35 additional parking spaces are proposed to the existing 120 spaces for a total of 155 spaces. This is still well under the 302 spaces required by the township ordinance. Two turf fields will be provided in the rear of the site. The total area of proposed turf is 2.6 AC. The stormwater detention basins will be underneath the proposed fields. The remaining open space will be landscaped to accommodate for any tree removal.

CONCLUSION

Menlo Engineering Associates, Inc. established and evaluated the potential impacts of the proposed development on the existing baseline environmental conditions in comparison to the existing conditions. Based on this review, the impacts on-site and to nearby environmental features resulting from the modifications of the existing conditions will be negligible and do not exceed the projected impacts anticipated through land use zoning for the additions to this property.

SUMMARY
REQUEST FOR A PARKING VARIANCE

The following is a statement in support of a parking variance regarding proposed site changes to a 6.2-acre parcel known as Block 476, Lot 3, in the Borough of South Plainfield, Middlesex County, New Jersey. This summary has been prepared by Menlo Engineering Associates, Inc. to supplement the applicant request for a site plan approval for an additional outdoor sports field to an existing recreation center.

The property is located on the North side of Hamilton Blvd at its intersection with West End Ave. The site plan includes the addition of two outdoor sports field along with 35 previously approved parking spaces. No changes will be made to the existing building. The site requires 302 spaces in both the proposed and existing conditions. The current site contains 120 parking spaces. The proposed design provides a total of 155 spaces. Two turf fields will be provided in the rear of the site. The total area of proposed turf is 2.6 AC. The stormwater detention basins will be underneath the proposed fields. The remaining open space will be landscaped to accommodate for any tree removal.

CONCLUSION

Menlo Engineering Associates, Inc. evaluated the difference of the parking within the existing and proposed conditions. The required parking by the township ordinance does not increase. However, parking spaces does increase but 35 spaces in the proposed conditions. Therefore the project will not have a negative impact on the parking within the lot.

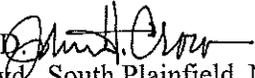


C&H Environmental, Inc.
224 Stiger Street
P.O. Box 188
Hackettstown, NJ 07840

Wetlands, Water, Soil, & Regulation

John H. Crow, Ph.D., President
Timir B. Hore, Ph.D., CPG, Vice President
908-619-1602 (JHC cell)
908-852-4855 (phone)
908-852-5275 (fax)
drjhcrow@icloud.com

Date: February 3, 2020

To: Michael Robbins
From: John H. Crow, Ph.D. 
Re: 2700 Hamilton Blvd., South Plainfield, NJ
Township's Memo

As you know, I inspected the site last week and am responding to the Najarian/Robert Bucco Jr. letter of January 24, 2020, pertaining to environmental issues listed in the Engineering Review by item.

Item E.1.2.a-c. pertaining to vegetation and wetlands

Vegetation was removed as part of the implementation of the approved NJDEP wetland fill permit, Soil Conservation District approval, and municipal approval over the area depicted in those plans.

The current plan is accurate with respect to wetlands. There are no wetlands on site. A man-made ditch to the west and just off the pavement is not regulated wetland and was present and reviewed at the time the NJDEP Letter of Interpretation (LOI) was obtained in 2009. The feature is strictly a ditch feature that carries water from the existing parking lot and is not a regulated feature. Note that the obvious area with the Giant Reed Grass (*Phragmites australis*), a noxious invasive, grows in part of the stone fill within the ditch where ditch cleaning is needed and usually removed by routine maintenance. Such an area is not regulated wetland.

Some other areas that may have caught the eye of the reviewer include construction areas that are not yet finished with respect to grading and materials. Where drainage is directed, some wetland plants may grow there and will be removed when the grading is complete and the drainage maintained. These areas are definitely not regulated by NJDEP as they are temporary, do not meet the three parameters required, and are very obviously present because of the incompleteness of the construction.

There is absolutely no reason to file for another Letter of Interpretation.

Item E.5.1. pertaining to soils in the wetland area

At the time of the LOI in 2009 soils within the wetland were studied and were no different in general character from adjacent areas except that the wetland area in question was slightly lower in elevation. From our records, it was evident at the time that all the soils in the subject area were Ellington-Urban Land (EkmB) and consisted of regraded native material across the entire site, including the former wetland area, with shallow bedrock below (some of the shallow rock was also part of the regraded material). There is no reason to believe that the filled area, covered with brick and concrete, will be less supportive of structures or surfaces for sport than any other area within the development area.

* * * * *

To: Joanne Broderick, ZBOA Secretary

From: Bureau of Fire Prevention

Date: February 26, 2020

Re: ALL SEASONS SPORTS ACADEMY

ZB # 01-18, 2700 Hamilton Blvd., Block 476, Lot 3, M-3 Zone.

PROPOSAL: Applicant proposes to amend the existing site plan, additionally the applicant seeks an EIS (environmental impact statement) waiver and a parking variance

Please be advised that I've reviewed the attached supporting documents & plans dated February 14, 2020; this agency has no comments or concerns as stated previously in the December 9, 2019. * Please see attached*

Respectfully,

A handwritten signature in black ink, appearing to read 'William Conti', with a long horizontal flourish extending to the right.

William Conti, Fire Inspector # 206

908-756-4761 X 20

RECEIVED

FEB 26 2020

PB -

WC/MBK

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Arnwood
Charles Kenny
Leslie Koppel
Shantí Narra
Blanquita B. Valenti
Freeholders

MIDDLESEX COUNTY • N J

Department of Public Safety and Health
Office of Health Services

Shantí Narra
*Chairperson, Public Safety
and Health Committee*

John A. Pulomona
County Administrator

Joseph W. Kiszka
Department Head

Lester Jones
Director-Health Officer

TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

RE: All Seasons Sports Academy
ZBOA #01-18
Block(s): 476 Lot(s): 3

DATE: February 27, 2020

FEB 27 2020

Please be advised this department has no objections to the above referenced plans.





Joanne Broderick
Borough of South Plainfield
Building / Planning / Zoning Secretary
P - 908-226-7647
jbroderick@southplainfieldnj.com

No Comments or Concerns
Lt. David DeLair
SPD Traffic & TSAC
2/26/20

DATE: February 24, 2020

TO: Board Attorney: Alex Fisher, Esq.
Board Engineer: Bob Bucco, PE, CME, CPWM
Board Planner: Stan Slachetka, PP
Traffic Safety Advisory: Lt. David DeLair
Fire Prevention: Joe Abbruzzese
Health Department: John Obryk
Environmental Commission: Alice Tempel

FROM: Joanne Broderick

RE: All Seasons Sports Academy
ZBOA #01-18
Block: 476 Lot: 3 Zone: M-3

Please review the attached revised plans dated February 14, 2020, Sight Line Distance Plan and Striping & Signage Plan dated February 14, 2020, Truck Movement Plan dated February 14, 2020, Stormwater Management Report with a revision date of February 14, 2020, Operation and Maintenance Manual dated February 14, 2020, Environmental Assessment dated February 14, 2020, comment letter from C&H Environment dated February 3, 2020 and response letter from Menlo Engineering dated February 21, 2020. I await your new comments.

Reminder... this Application used to be under DPE 2700 South Plainfield Associates.

Ronald G. Rios
Freeholder Director

Kenneth Armwood
Deputy Director

Claribel A. Azcona-Barber
Charles Kenny
Leslie Koppel
Shanti Narra
Charles E. Tomaro
Freeholders

MIDDLESEX COUNTY • N J

DEPARTMENT OF TRANSPORTATION Office of Planning Division of Development Review

Charles Kenny
*Chairperson,
Transportation*

John A. Pulomena
County Administrator

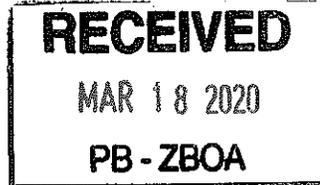
Solomon Caviness
Department Head

Douglas J. Greenfeld, AICP/PP
Director

Matthew Vaughn
Chairman, Planning Board

Brenda L. Bleacher
Secretary, Planning Board

Steven D. Cahn, Esq.
Counsel, Planning Board



February 28, 2020

Ms. Joann Broderick, Secretary for Planning & Zoning Boards
Borough of South Plainfield Planning Board
2480 Plainfield Avenue
South Plainfield, NJ 07080

Re: All Seasons Sports Academy
Planning Board File# SP-SP-119

Dear Ms. Broderick:

On January 14, 2020, the Development Review Committee of the Middlesex County Planning Board reviewed and approved the site plan application entitled, "Preliminary and Final Plan for All Seasons Sports Academy Borough of South Plainfield, Middlesex County, New Jersey Block 476, Lot 3" and dated November 14, 2019.

The above approval does not in any way relieve the Applicant from constructing all improvements **in accordance with all Federal, State and Local Government regulations and design specifications.**

This approval is authorization to the local building official who issues building permits to issue a building permit for this application.

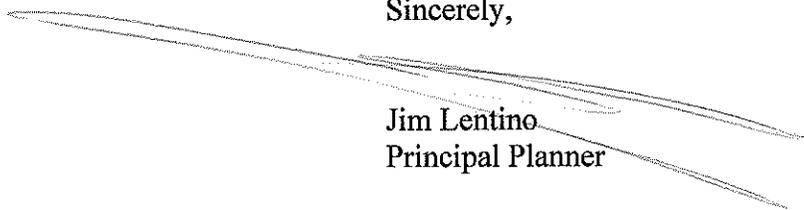
In addition, the Committee notes that pursuant to N.J.S.A. 40:27 et seq. (40:27.2 and 40:27.6), the Middlesex County Planning Board does not have the right to review and approve drainage that affects a non-County road or drainage-way, structure, pipe, culvert or facility for which the County is not responsible. Any responsibility for inadequate drainage conditions that affect non-County facilities should be reviewed and approved by the appropriate jurisdictional agency.



Ms. Joann Broderick, Secretary for Planning & Zoning Boards
Borough of South Plainfield Planning Board
February 28, 2020
Page 2
Planning Board File# SP-SP-119

If any additional revised plans (other than the plans which have been approved above) are submitted, it is required that those plans shall be submitted and accompanied by a new application form and fee following our formal submission process.

Sincerely,


Jim Lentino
Principal Planner

JL:bb
Encl.
A:spsp119.021

cc: Douglas J. Greenfeld, AICP, PP, Planning Director, Middlesex County
Gary L. Vesce, Director, Office of Public Works
Mrunali Shah, Assistant Engineer, Office of Engineering
✓ Len Miller, T & M Associates, Borough, Planning & Zoning Board's Engineer
✓ Stan Slachetka, T & M Associated, Borough, Planning & Zoning Board's Planner
✓ Dominic Demico, Building Sub Code Official
✓ Mary Francis Hildebrandt, Zoning Official
✓ Gino Leonardis, Board of Adjustment Chairman
✓ Robert Ackerman, Planning Board Chairman
✓ Alexander G. Fisher, Esq., Planning Board Attorney
✓ Larry Lavender, Esq., Zoning Board Attorney
✓ Paul Rizzo, Esq., Borough Attorney
Phil Richards, All Seasons Sports Academy, LLC, Applicant
DPE 2700 South Plainfield Assoc., LLC, Owner
Walter K. Abrams, Esq., Applicant's Attorney
Scott H. Turner, PE, Menlo Engineering Assoc., Applicant's Engineer



Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

File # SP-SP-119 Type Site Plan
Date of Action January 14, 2020

Applicant: DPE 2700 South Plainfield Associates, LLC c/o Phil Richards 20 Community Place,
Morristown, NJ 07960
Title Block of Application: "Preliminary and Final Plan for All Seasons Sports Academy Borough of South
Plainfield, Middlesex County, New Jersey Block 476, Lot 3" Dated November 14, 2019

Proposed Land Use: Recreation

Staff Recommendation: Site Plan Approval; A developer's agreement addressing the potential for future improvements to be installed along the applicant's frontage of Hamilton Boulevard has been received

I. Revised Plans and Resolution Deficiencies			
A. Section 11-6 Site Plan Details	_____		N/A
B. Section 11-7 Design Standards	_____		N/A
C. Other	_____		N/A
II. Performance Guarantee			N/A
Statutory Auth. N.J.S.A. 40:27-6.6		Amount \$	_____
			\$0.00
III. Drainage			Sufficient
Contribution Statutory Auth. N.J.S.A. 40-27-6.6		Amount \$	_____
Downstream County Drainage Facility:	<u>Clinton Avenue # 2-C-83</u>		\$0.00
IV. Receipt of a Municipal Drainage Report			N/A
V. Agreements			
A. Stormwater Maintenance Agreement	_____		
B. Developer's Agreement	_____		Previously Received
C. Future Improvements Agreement	_____		
D. Sight Triangle Agreement	_____		
VI. Dedication and Reservations of County Road Right-Of-Way			N/A
Distance From Centerline	_____	Total Square Feet	_____
Length of Dedication	_____	Width of Dedication	_____
Length of Easement	_____	Width of Easement	_____
Pavement Width	_____	Date Deed Is Due	_____
VII. Road Opening Permit			N/A
County Road Name and #	<u>Hamilton Boulevard (C.R. #603)</u>		
Non-County Road Name	_____		
Linear Feet of Frontage	<u>200</u>		
Linear Feet of New Street	<u>N/A</u>	# of New Driveways	<u>N/A</u>
VIII. Approvals and Other Considerations			N/A
A. MCMEC	<u>N/A</u>	C. NJDOT	<u>N/A</u>
B. NJDEP	<u>N/A</u>	D. D&RCC	<u>N/A</u>

Planning Area	<u>1287</u>	Fee Submitted	<u>\$850.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>12/12/19</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>0</u>	Dwelling Units	<u>0</u>
Total Acres	<u>6.22</u>	Existing Parking Spaces	<u>120</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>35</u>
Census Tract #	<u>10.02</u>	Proposed Impervious Coverage	<u>95,075</u>
Zone	<u>M-3</u>	SQ. FT. Existing Building	<u>35,893</u>
Block #	<u>476</u>	SQ. FT. Proposed Building	<u>0</u>
Lot #	<u>3</u>	Land Use	<u>PQP</u>
Plans Prepared By	<u>Scott H. Turner, PE</u>	Land Use Type	<u>REC</u>

Approval	_____	Disapproval	_____
Conditional Approval	_____	Review	_____
Void	_____	Reconsideration	_____
Withdrawal	_____	Deed Extension	_____

Planning Board Staff
Jim Lentino, Principal Planner

Engineering Department Staff
 Engineer

Site Plan Staff Report and Resolution
Middlesex County Development Review Committee

Our File # SP-SP-119

Applicant: DPE 2700 South Plainfield Associates, LLC c/o Phil Richards 20 Community Place,
Morristown, NJ 07960

Name of Application: "Preliminary and Final Plan for All Seasons Sports Academy Borough of South
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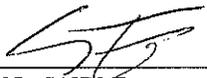
WHEREAS the above-noted application has been filed with the Middlesex County Planning Board for site plan approval, and;

WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , January 14, 2020, and;

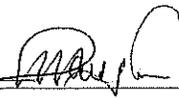
WHEREAS the Development Review Committee has reviewed the staff report, received any comment made thereon, and has considered any evidence bearing on said application;

NOW, THEREFORE, BE IT RESOLVED by the Development Review Committee of the Middlesex County Planning Board that the attached Staff report is accepted by the Subdivision and Site Plan Review Committee without modifications.

BE IT FURTHER RESOLVED that the Staff prepare a letter in accordance with the Resolution notifying all appropriate parties or agencies and containing any required instructions and that the Staff send a copy of this Resolution when executed.



STEVEN D. CAHN, Esq.
County Planning Board Counsel



MATTHEW VAUGHN Chairman
Development Review Committee
MIDDLESEX COUNTY PLANNING BOARD

PLANNING BOARD COUNSEL: I certify that the specified improvements to be required by the Development Review Committee, in my opinion, are within the power of the Planning Board as provided in N.J.S.A. 40:27-6 et sequitur

DATE ADOPTED: January 14, 2020
DATE EXECUTED: January 14, 2020