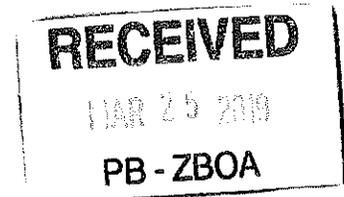


JBL Electric, Inc

ZBOA #05-19

**BOROUGH OF SOUTH PLAINFIELD**

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



**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<br>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,<br>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  |     |    |     |        |

# BOROUGH OF SOUTH PLAINFIELD

Board of Adjustment Application

## OFFICE USE ONLY

Application #:  
Date Rec'd:

Application Fee:  
Incomplete

Rec'd:  
Initials:

### CHECK AS MANY AS APPLY

Minor Site Plan

Bulk Variance (EXISTING SIDE YARD SETBACK)  
PARKING (AND EXISTING SIDE YARD SETBACK)

Preliminary Site Plan

Use Variance  expansion of prior approval

Final Site Plan

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: 3001 South Clinton Avenue

Block(s): 308

Lot(s): 27

Zone: M-3

### PRESENT USE OF PROPERTY

Contractors storage yard

### PROPOSED USE OF PROPERTY

same – applicant proposes to replace existing office trailers with state of the art units.

## SITE INFORMATION

<b>Subdivisions</b>	<b>Existing</b>	<b>Proposed</b>
Number of Lots	1	
Number of Dwelling Units	0	
Lot Line Elimination		

### **Easements**

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

### **Previous Approvals and appeals.**

List any previous approvals and/or appeals associated with the property:

The Board of Adjustment granted a use variance to Conti Construction to operate their contract business. The applicant first leased this property for their electrical contractor business and have since purchased the property.  
Please attach copy.

### **Variances**

<b>Bulk Variances</b>	<b>Required</b>	<b>Proposed</b>
Lot Area		
Lot Width		
Lot Depth		
Height		
Front Yard Setback		
Side Yard Setback (one side)		<b>NONE</b>
Side Yard Setback (both sides)		
Rear Yard Setback		
Height (<10% of maximum permitted)		
Lot coverage		
Parking		
Other		

### **Use and "D" Variances**

Use This application creates an expansion of a prior use variance.  
Height (<10% of> than  
Maximum permitted  
Deviation from Conditional Use  
Other (specify)

### **Waivers**

List any waivers being requested: ATTACHED

List any design waivers being requested: List any design waivers or exceptions from Residential Site improvements Standard being requested:

Reviews and Interpretations

## APPLICANT'S INFORMATION

Applicant's Name: JBL ELECTRIC, INC.  
Firm Name:  
Contact Name: Robert Sutter  
Telephone Number: 908-462-3673  
Fax Number:  
Email Address: rsutter@phalconusa.com  
Address:  
City, State & Zip: South Plainfield, NJ 07080

Applicant is a: Corporation (submit Disclosure Statement) X  
Partnership (submit Disclosure Statement)  
Individual

## OWNER'S INFORMATION

Owner's Name: MMJ SOUTH CLINTON LLC  
All other information same as above

Firm Name:  
Contact Name:  
Telephone Number:  
Fax Number:  
Email Address:  
Address:  
City, State & Zip:

## ATTORNEY'S INFORMATION

Name: **Walter K. Abrams, Esq.**  
Firm Name:  
Telephone Number: **908-757-2700**  
Fax Number: **908-757-5800**  
Email Address: **wkaesqstaff@hotmail.com**  
Address: **2201 South Clinton Avenue**  
City, State & Zip: **South Plainfield, NJ 07080**

## ARCHITECT'S INFORMATION

Name: Robert Longo  
Firm Name: Cornerstone Architectual Group LLC  
License Number: AI 10837  
Telephone Number: 908-753-7004  
Fax Number:  
Email Address:  
Address: 202 Hamilton Bouleve  
City, State & Zip:

**ENGINEER'S INFORMATION**

Name: FP Mitchel Ardman  
Firm Name: The Reynolds Group Inc.  
License Number: 34317  
Telephone Number: 908-322-2030  
Fax Number:  
Email Address:  
Address: 328 Park Avenue  
City, State & Zip: Scotch Plains, NJ 07076

**PLANNER'S INFORMATION**

Name:  
Firm Name:  
License Number:  
Telephone Number:  
Fax Number:  
Email Address:  
Address:  
City, State & Zip:

**PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE**

(Applicant, Attorney, Engineer)

ALL

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

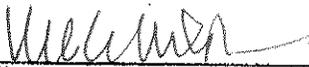
Please attach documentation

Review of action or determination by the Zoning Officer  
Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance

# PROPERTY OWNER'S AUTHORIZATION

Property Location: 3001 S. Clinton Ave, Block 308 Lot 27  
(Street Address and Tax Map Reference)

I certify that I am the OWNER of the property which is the subject of this application, and I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

  
Signature of owner or duly authorized representative

3/18/2019  
Date

**Michael E. McPhee**  
(If the owner is a corporation this must be signed by the authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 18 day of March, 2019.

 **ADRIANA DICENZO**  
Notary Public, State of Connecticut  
My Commission Expires Nov. 30 2022

  
NOTARY PUBLIC

## 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 disclosures 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
MICHAEL E. McPHEE	46 HYERDALE RD. GOSHEN, CT 06756	60
MARCUS W. McPHEE	72 WHIPPOORWILL LA. BRISTOL, CT 06010	30
JOHN D. CONROY	<del>144 WINDYBROOK</del> 9 OLD OAK COURT SOUTHINGTON, CT 06489	10









BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY \* NEW JERSEY

**WAIVER OF REQUIREMENTS**

- ( ) PLANNING BOARD  
( X ) ZONING BOARD OF ADJUSTMENT

It is hereby requested that: JBL ELECTRIC INC. Application be granted a Waiver of Planning Requirements pursuant to Section #812 of the Land Development Ordinance of the Borough of South Plainfield, by the South Plainfield Planning Board. Applicant respectfully submits that literal enforcement of the following provisions is impractical and will exact undue hardship because of particular conditions pertaining to the land in questions.

Please specify: Landscaping and Buffering Plan

March 11, 2019

  
\_\_\_\_\_  
WALTER K. ABRAMS, ESQ.  
Attorney for Applicant

---

(DO NOT WRITE BELOW THIS LINE)

\_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Chairman)

\_\_\_\_\_  
DENIED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Secretary)

BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY \* NEW JERSEY

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Please specify: Survey less than 5 years old

March 11, 2019



\_\_\_\_\_  
WALTER K. ABRAMS, ESQ.  
Attorney for Applicant

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(DO NOT WRITE BELOW THIS LINE)

\_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Chairman)

\_\_\_\_\_  
DENIED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Secretary)

BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY \* NEW JERSEY

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Please specify: Environmental Impact Statement

March 11, 2019



\_\_\_\_\_  
WALTER K. ABRAMS, ESQ.  
Attorney for Applicant

---

(DO NOT WRITE BELOW THIS LINE)

\_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Chairman)

\_\_\_\_\_  
DENIED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Secretary)

BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY \* NEW JERSEY

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Please specify: Lighting Plan

March 11, 2019

  
\_\_\_\_\_  
WALTER K. ABRAMS, ESQ.  
Attorney for Applicant

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(DO NOT WRITE BELOW THIS LINE)

\_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Chairman)

\_\_\_\_\_  
DENIED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Secretary)

BOROUGH OF SOUTH PLAINFIELD  
MIDDLESEX COUNTY \* NEW JERSEY

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Please specify: Storm Water Runoff Plan

March 11, 2019

  
\_\_\_\_\_  
WALTER K. ABRAMS, ESQ.  
Attorney for Applicant

---

(DO NOT WRITE BELOW THIS LINE)

\_\_\_\_\_  
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Chairman)

\_\_\_\_\_  
DENIED \_\_\_\_\_ DATE \_\_\_\_\_  
(Signature of Secretary)

APPENDIX B

SITE PLAN CHECKLIST

Applicant: JBL Electric, Inc Date: 2-22-19  
 Owner: MMJ South Clinton, LLC  
 Project Location: 3001 South Clinton Avenue  
 Block: 308 Lot: 27 Zone: M-3  
 Project Name: JBL Electric  
 Engineer / Designer: The Reynolds Group, Inc.

- 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

- N/A  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:

- K. Architectural building elevations, including façade signs and entrances.  
*NOTE: New buildings and additions only.*
- N/A  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.*
- N/A  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.*

- 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.
- T. Borough Tax Assessor for lot numbers (if applicable).
- U. Freehold Soil Conservation Service – Soil Erosion Sediment Control Plan Certification.
- 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. All conditions of Middlesex County Planning Board final approval met.

## APPENDIX B

### SITE PLAN CHECKLIST

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

Person Preparing Check List: Mitch Ardman Date: 2/22/19

#### 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.
- N/A  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.
- N/A  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.
- N/A  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.
- N/A  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.
- 24. If property is in a flood plan area, it must be noted on the plan.
- 25. Additional information and data required by Development Review Ordinance and / or the Planning / Zoning Board as the result of hearings on the application.
- 26. Engineer's estimate of the cost of the proposed improvements (sanitary sewer, drainage public pavement).
- 27. Performance Guarantees and Engineering Inspections Fees.
- 28. As-Built drawings of final construction with all revisions and corrections.

Person Preparing Check List: Mitch Ardman Date: 2/22/19

## 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.*

1222 BLOCK 308 LOT 27  
-----OWNER INFORMATION-----

QUAL. UPDATED ON 062617  
-----PROPERTY INFORMATION-----

MMJ SOUTH CLINTON LLC % J CONROY  
505 MAIN ST  
FARMINGTON, CT 06032

PROP LOC: 3001 SOUTH CLINTON AVE  
PROPERTY CLASS 4B ACCOUNT#  
BLDG DESC 16,590 SQ.  
LAND/ACRE 4.35 AC / 4.35  
ADDITIONL LOTS

DED AMT #OWN 01  
BANK# MORT# SS#

ZONE M3 MAP USER#1 #2  
BULT 1968 UNITS BCLASS

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

DATE BOOK PAGE PRICE PCD NU 4TYPE  
CUR: 032615 06676 282 2525000 A 999  
-1: 030199 1000000  
-2:

-----TENANT REBATE-----  
BASE YR TAXES FLAG  
18 47272.11 N

---VALUES---  
LAND 324900  
IMPR 472000

-----TAXES-----  
18 TOTAL 47272.11  
19 HALF1 23636.06  
19 TOTAL .00  
20 HALF1 .00

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

EPL CD STAT.  
FACILITY  
INIT FILE FUR FILE  
ASMT CODE

EXM1  
EXM2  
EXM3  
EXM4  
NET 796900  
OLDID:

SPTAX CDS:

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

Constr. class \_\_\_\_\_

BOROUGH OF SOUTH PLAINFIELD, NJ  
BUILDING DEPARTMENT

BLOCK 308

ZONE \_\_\_\_\_

PERMIT RECORD

ADDRESS 3001 South Clinton Avenue

LOT 27

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
1/15/19	MMJ South Clinton Ave LLC	Elect/AC	1395.	Rogalsky Elect	20190039
1/15/19	' '	Plumb/Cond Drain	1395.	Service Experts	20190039
3/11/19	' "	Bldg/Revised Update	10,000.	THG INTERiors	20190017
3/11/19	" "	Electric	4500.	Precision Elect	20190017
3/11/19	" "	Fire	3000.	" "	20190017
3/11/19	" "	Plumbing	950.	Montori Mech	20190017

Constr. class \_\_\_\_\_

BOROUGH OF SOUTH PLAINFIELD, N.J.  
BUILDING DEPARTMENT

BLOCK 308

ZONE M-3

ADDRESS 3001 So. Clinton Avenue

PERMIT RECORD

LOT 27

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT	USE GRP
04-10-90	N. Conti	Antenna	12,000.00	Conti Constr.	900265	
8/19/91	" "	400amp Service	5000.00	Sherwood's Modern	910700	
11/30/92	Conti	<del>Closure 2019</del> Closer Tank	5000.00	Self	920979	
7/31/97	" "	Electric	300.	Sherwood's	970781	
9/29/99	" "	Electric	9000.	Ehrich Elect	991038	OK
5/6/10	Tenant/JBL Electric	Certificate of Use/zoning			651291	
3/16/15	Ownership Change/	MMJ South Clinton, LLC	Certificate of use/zoning			898299
9/5/17	" "	Elect/Furance	8441.	Tom Tomaro	171327	
9/5/17	" "	Plumbing	8441.	Service Experts	171327	
9/5/17	" "	Fire	8441.	" "	171327	

Constr. class \_\_\_\_\_

BOROUGH OF SOUTH PLAINFIELD, NJ  
BUILDING DEPARTMENT

BLOCK 308

ZONE \_\_\_\_\_

PERMIT RECORD

ADDRESS 3001 South Clinton Avenue

LOT 27

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
11/27/18	MMJ South Clinton	Elect/Furance	2648.	ROgalsky Elect	20181502
11/27/18	" "	Plumbing	2648.	Service Experts	20181502
11/27/18	" "	MEch	2648.	" "	20181502
12/3/18	" "	Bldg/Demo Interior	20,000.	THG Interiors	20181530
12/10/18	" "	Elect/Demo	5000.	Precision Elect	20181530
12/10/18	" "	Plumb/Demo	1000.	Monturri MEch	20181530
1/10/19	" "	Bldg/Office Renov.	150,000.	THG Interiors	20190017
1/10/19	" "	Electric	20,000.	Presicion	20190017
1/10/19	" "	Plumb	10,000.	Montueri Mech	20190017
1/10/19	" "	Electric	6000.	JBL Electric	20190017
1/10/19	" "	Electric	2500.	FBS Security	20190017

DEPARTMENT OF PUBLIC WORKS  
(Building Division)  
PERMIT RECORD

*dated* Block 473

Street and No. 3001 So. Clinton Ave.

see list  
Lot

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN NO
Mo.	Da.	Yr.						
Sept	21	64	U-Haul Co.	warehouse & office	56,000.00	Dolan Construct.	9052	
Mar	23	65	U-Haul Co.	Certificate of Occupancy			2684	
Dec	19	68	" "	sign	\$65	Kislak Leo Kushnew	10788	
Feb	17	71	" "	elec.	addl.	Germinsky	1814 <i>OK</i>	
Feb	25	71	" "	elec. S.C.		Germinsky	1819 <i>OK</i>	
July	31	72	U-Haul	48x60 addition	\$42,000	Dolan Constr.	12838	<i>60</i>
Sept	11	72	U-Haul	elec. Add wall sign		Eastern Elec.	<i>2657</i> 2567	
Sept	19	72	& U-Haul	5x7	\$500	N.J. Sign ERec.	12928	
Oct	3	72	" "	elec. Sign		" " "	2691	

ard #2

BOROUGH OF SOUTH PLAINFIELD, N. J.

BUILDING DEPARTMENT

Block 308

Street and No. 3001 So. Clinton Avenue

PERMIT RECORD

M-3

Lot 27

DATE			OWNER	CONSTRUCTION	COST	BUILDER	PERMIT NO.	PLAN
Mo.	Da.	Yr.						
July	9	79	Nivek, Inc.-Owner Conti Constr.Co.-	Certificate of Occupancy		C.U.	17168	4500
Oct.	1	79	tenant Conti Constr.	Inter. Off. Partitions	\$ 8000	Self	17396	
Dec.	5	79	Conti Constr.	Elec. Off.		A.C. Brandner	5346 EL-355-79	
July	14	80	" "	Certificate of Occupancy (Partitions)			17396	
Dec.	5	85	" "	Elec. Add'l.		Giovannucci	1573E	
Mar.	6	86	<del>Conti</del> <i>for only S-1</i> Conti	Addition	\$ 160,000	Custom Country Bldrs.	1718B	
June	16	86	"	Bal. of Bldg.			1718B-1	
July	23	86	"	Electric		Brandner	1718E	
Apr.	1	87	"	Sign	\$100	Bussel Realty	2797B	
May	19	87	"	Certificate of Approval			1718	

RESOLUTION  
PLANNING BOARD  
BOROUGH OF SOUTH PLAINFIELD

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

WHEREAS, Conti Construction Company has made site plan application for an addition to an existing warehouse facility in Block 308, Lot 27;

WHEREAS, a hearing was held on January 2, 1986 and the Engineer's December 17, 1985 letter was read into the record; and

WHEREAS, the applicant consented to implement the engineering recommendations of the Borough Engineer.

NOW, THEREFORE, preliminary and final site plan approval is granted subject to revision of the application and plans to include the engineering (Item A) recommendations contained in the Borough Engineer's December 17, 1985 letter and obtaining approval of the Freehold Soil Conservation Service.

THOSE IN FAVOR: Messrs. Hogan, R. Ackerman, Spisso, Graf, English, Westrick, Fitzsimmons, Skolnick, Goushy (Mrs.)

THOSE IN OPPOSITION: None

THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE PLANNING BOARD AT ITS MEETING OF JANUARY 2, 1986.

DATE

January 27, 1986

Jean Bizup, Clerk  
JEAN BIZUP, CLERK, PLANNING  
BD. BOROUGH OF SOUTH PLAINFIELD,  
COUNTY OF MIDDLESEX

P.B.

1-2-86

#392

Conti Construction Co., Inc. - South Clinton Ave.  
Block 308, Lot 27  
Zone: M-3

The Engineer's letter of December 17, 1985 was read. Mr. John Halloran was sworn in. He explained that application is for final site plan approval for proposed addition to existing office warehouse facility. Items 1, 2 and 4 in the Engineer's December 17 letter have been taken care of and they will take care of items 3 and 5. A monitoring manhole will be provided. He understands location has to be agreed upon. He also stated that he wrote to the clerk to get a form for deed for site easement that is required.

Mr. Fred Heinrici, Principal of Heinrici & Associates was sworn in. He stated that item 1, (5' candles) will be noted on plan. Existing sanitary sewer is located within 30 feet of the existing easement.

The Planning Board needs to know where the sewer is so they can put a monitoring manhole on lot.

Mr. Nat Conti was sworn in. He said they are willing to put a monitoring manhole in but they cannot locate existing pipe until they dig. That fact will be noted on the plan.

The following motion was made by Mr. Graf, seconded by Mr. Spisso and voted in unanimously:

"To approve application #392 subject to Engineer's December 17, 1985 letter as amended tonight."



DESIGNED BY SCIENCE • ENGINEERED FOR RESULTS

January 22, 2020

**VIA Email and 1<sup>st</sup> Class Mail**

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

**Re: Preliminary and Final Site Plan  
w/ Use Variance Expanded  
JBL Electric, Inc.  
3001 South Clinton Avenue  
Block 308, Lot 27, Zone M-3  
Borough of South Plainfield,  
Middlesex County, NJ  
1<sup>st</sup> Engineering Review  
Application No.: ZBOA#05-19  
N.A. Project No.: 7169.M37**

Dear Board Members:

As requested, this office has reviewed the 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:

- Architectural Plans entitled “Key Plan & Schematic Elevation”, prepared by Robert M. Longo, of Cornerstone Architectural Group LLC, dated February 20<sup>th</sup>, 2019, consisting of one (1) sheet.
- Architectural Plans entitled “Schematic Floor Plan”, prepared by Robert M. Longo, of Cornerstone Architectural Group LLC, dated February 20<sup>th</sup>, 2019, consisting of one (1) sheet.
- Plans entitled “Preliminary & Final Site Plan for JBL Electric, Block 308, Lot 27, Borough of South Plainfield, Middlesex County, New Jersey”, prepared by Mitchel Ardman, of The Reynolds Group Inc., dated February 22<sup>nd</sup>, 2019, last revised December 6, 2019, consisting of four (4) sheets.
- Borough of South Plainfield – Planning Board and Board of Adjustment Application – Applicant: JBL Electric, Inc.
- Property Owner’s Authorization
  - Michael E. McPhee
- Disclosure of Stockholders/Partners
  - Michael E. McPhee 60.0%
  - Marcus W. McPhee 30.0%
  - John D. Conroy 10.0%
- Disclosure of Political Contributions as follows:



- Michael E. McPhee – dated 3-18-2019
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- Waiver Requirements Form For Application Checklist Item #2 – Lighting Plan
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- Waiver Requirements Form For Application Checklist Item #6 – Environmental Impact Statement
- Waiver Requirements Form For Application Checklist Item #14 – Storm Water Runoff Plan
- Escrow Fee
- W-9 Form
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- An Environmental Impact Statement entitled “Proposed Office Reconstruction, Block 308, Lot 27, 3001 South Clinton Avenue, Borough of South Plainfield, Middlesex County, New Jersey”, prepared by The Reynolds Group, dated December 2019.

#### **A. Project Description**

The property is located in the M-3 industrial zone in the Borough of South Plainfield and on the corner of South Clinton Avenue and Sylvania Place. The existing property consists of a conventional office building, garage, office trailers, and an adjacent pavement parking lot with access from Sylvania Place.

The applicant is proposing to remove the existing trailers, build a modular office building in their place, and an addition to connect the two structures. They are also proposing the re-paving of the adjacent parking lot, the addition of “Visitor Parking” signs, and the replacement of the existing inlet curb piece located in the parking lot.

The property is currently owned by MMJ South Clinton, LLC. The applicant is JBL Electric, Inc.

#### **B. Completeness Review**

The application as submitted is considered **COMPLETE** in our December 26, 2019 – 2nd Completeness Review Letter.

#### **C. Variances/Design Waiver Requests**

Our review of the information has identified the following Variances are or may be required (Please note that Najarian Associates has revised the Ordinance Section Numbers to coincide with the latest Boroughs Land Use and Development Code and Chapter 540-Zoning).



1. The applicant is seeking a variance from Ordinance Section 540-45.A (M-3 Industrial Zone).

*The applicant is seeking a variance from the permitted uses of the property to maintain the present use of the property as a storage yard. However, the applicant shall provide testimony to support the request for this variance.*

2. The applicant is seeking a variance from Ordinance Section 515-67H(2).

*The applicant is seeking a variance for providing a fenced trash enclosure. The applicant states that the trash dumpster sit in an area that is screened from public view and are not proposing any type of enclosure. We recommend that the Board **not grant** this variance and that the applicant show an enclosure on the plans.*

3. The applicant has not provided a detailed letter describing the proposed development. The applicant shall provide this letter or request a waiver.

#### **D. GENERAL COMMENTS**

1. The applicant shall provide testimony to the existing and proposed operations or activities including control of noise, water pollution, glare, air and/or fire, and safety hazards.
2. The applicant has requested a waiver for a Landscaping and Buffering Plan. The applicant is removing and replacing a row of shrubs. Based on the nature of this application we have no issue **granting** a waiver for the plan from an engineering perspective.
3. The applicant has requested a waiver for a Lighting Plan. The applicant has indicated that no lighting changes will be made on site. The applicant is proposing changes to a parking area and there is a large parking area onsite. Therefore, from an engineering perspective, we recommend **not granting** this waiver. The applicant shall prepare a lighting plan to show compliance with Ordinance Section 515-67C(6).
4. The applicant is requesting a waiver for a Survey less than 5 years old. Based on the nature of the application, from an engineering perspective, we recommend **granting** this waiver.
5. The applicant is requesting a waiver for a Storm Water Runoff Plan. The applicant does not show any changes to the drainage on the site. There is one Type B inlet that will be replaced with a Type B inlet. The proposed grade of the new inlet is higher than the existing inlet, but is still the low point of the parking area. The applicant is not showing any changes to the grading of the rear of the property in the location of the addition. There is an increase in building coverage of 41 square feet, but no changes to the impervious coverage. Therefore, from an engineering perspective, we recommend **granting** this waiver.
6. The applicant has not provided structures, features, or topography within 200 feet of the site, but has requested a waiver. Based on the nature of the application and the area surrounding the site, we recommend **granting** this waiver.



7. The applicant is requesting a waiver from providing a traffic report. The applicant is not proposing to change the use or the site or increase the number of parking spaces. Therefore, from an engineering perspective, we recommend the Board **grant** this waiver.
8. The applicant is requesting a waiver from providing a recycling plan. Based on the nature of this application we recommend the Board **grant** this waiver. The applicant shall provide testimony pertaining to the trash and recycling pick up schedule, type of recyclables and the volume generated by the office in support of this waiver.

#### **E. ENVIRONMENTAL IMPACT STATEMENT**

1. Wetlands – The NJDEP maps Rank 4 wetlands along the northern and eastern wooded boundary of the site. It does not map any wetlands along the concrete-lined stream. The proposed project site is generally more than 150 feet from those wetlands, except for the compressor shed. The proposed project is within 50 feet of the vegetated area along the stream to the west. A wetland site review by a wetland scientist should confirm that there are no wetlands that would generate a buffer in the project area.
2. A Flood Hazard Area Applicability Determination (AD) was obtained in 2015 from NJDEP indicating that the proposed work was eligible for a permit-by-rule (PBR) and therefore no further NJDEP permit was required. The plan referenced by NJDEP and any other information included with the AD application should be provided to ensure the plan is the same as the currently proposed plan.
3. The FHA Rules have been updated since 2015 and the PBRs have been revised. The old PBR in N.J.A.C. 7:13-7.2(a)3 is now PBR 11 in section N.J.A.C. 7:13-7.11.
4. The site plans should demonstrate compliance with all relevant sections of the PBR and the local ordinance. In particular, the plans should specify that there will be no area created below the finished floor to be used for habitation and will meet the requirements of previous FHA Rule sections N.J.A.C. 7:13-11.5(n), (o) and (p) of the FHA Rules then in affect (replaced by current Rule section N.J.A.C. 7:13-12.5(p)) for an area below the BFE as per flood h.
5. The area of the building below the BFE must be demonstrated to be a compliant enclosure or to be certified as properly flood proofed.
6. The building must be shown to be compliant with Article V of the South Plainfield Code Provisions for Flood Hazard Reduction.
7. Responses to the comments by the Environmental Commission are required.

#### **F. COVER SHEET (SHEET 1 OF 4)**

1. Checklist item I(10) – The applicant shall provide the total number of employees and maximum number per shift on the cover sheet.
2. Checklist item I(11) – The applicant shall provide the ratio of parking to building size or occupancy on the cover sheet.



3. The applicant has provided a calculation for the total number of parking spaces. The calculation shall be revised to show that the 1 space for every 1,500 square feet of warehouse space is greater than one space for every 400 square feet of floor area exclusive of storage space or one space for every 1.5 employee on the maximum shift. This is to show compliance with Ordinance Section 540-30(I).

#### **G. DEMOLITION PLAN (SHEET 2 OF 4)**

1. The applicant shall provide testimony on the demolition and construction process for the modular offices. How will the construction vehicles get to the rear of the property? How many vehicles will be involved?
2. The plans shall be revised to show the pavement width of South Clinton Avenue and Sylvania Place.

#### **H. DIMENSION AND GRADING PLAN (SHEET 3 OF 4)**

1. The site plan shall be revised to show the distance between the parking aisles.
2. The site plan shall be revised to show the distance from the curb cut to the intersecting street line.
3. The site plan shall be revised to show the width of each driveway.
4. The site plan shall be revised to provide the linear footage of proposed curb.
5. The applicant shall provide height information regarding the chain-link and barbed wire fence at the front of the property.
6. The applicant is showing an ADA compliant walkway. There are no grades shown on the walkway. The site plan shall be revised to show grades on the walkway to ensure ADA compliance.
7. The applicant is showing 4,837 square feet of disturbance for the area of the modular office buildings. An area of disturbance for the parking lot repaving should be shown. Approval from the Freehold Soil Conservation District shall be provided.
8. The site plan shall be revised to show the location of the relocated trailer.
9. The site plan shall be revised to show proposed grades at the corners of the addition and on the proposed patio.
10. Gutter grades shall be shown along both driveway entrances.
11. Arrows shall be shown in the parking area to show the flow of traffic.
12. Location of the handicap parking signs shall be shown.



13. The applicant has stated that no trash enclosure is proposed due to the screening that is currently onsite. The applicant shall provide testimony.

**I. CONSTRUCTION DETAILS (SHEET 4 OF 4)**

1. The applicant shall provide details for the trash enclosure if required.
2. The applicant shall provide details for the Visitor Parking Sign post.

**J. ARCHITECTURAL PLANS**

1. A north arrow shall be provided on the plans indicated the horizontal datum referenced to design the project.

**K. COMPLIANCE WITH ORDINANCE SECTION 247 FLOOD HAZARD REDUCTION**

The applicant must demonstrate compliance with the applicable sections of this ordinance section as the project is located within a Special Flood Hazard Area.

**L. MISCELLANEOUS**

Approval letters or letters of no interest shall be obtained from the following agencies and all agencies having jurisdiction.

- a. Middlesex County Planning Board
- b. Middlesex County Department of Safety and Health
- c. NJDEP
- d. Freehold Soil Conservation District
- e. Borough of South Plainfield Fire Official
- f. Borough of South Plainfield Environmental Commission
- g. South Plainfield Police Department

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 do not hesitate to contact me.

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

A handwritten signature in black ink, appearing to read 'Robert W. Bucco, Jr.', written over the typed name.

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 – Applicant’s Attorney (via Email)  
Mitchel Ardman – Applicant’s Engineer (via Email)

December 26, 2019

**VIA Email and 1<sup>st</sup> Class Mail**

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

**Re: Preliminary and Final Site Plan  
W/ Use Variance Expanded  
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Middlesex County, NJ  
2<sup>nd</sup> Completeness Review  
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#### **A. Project Description**

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The applicant is proposing to remove the existing trailers, build a modular office building in their place, and an addition to connect the two structures. They are also proposing the re-paving of the adjacent parking lot, the addition of “Visitor Parking” signs, and the replacement of the existing inlet curb piece located in the parking lot.

The property is currently owned by MMJ South Clinton, LLC. The applicant is JBL Electric, Inc.

#### **B. Completeness Review**

The application as submitted is considered **COMPLETE** from an engineering standpoint.

#### **C. Variance / Design Waivers**

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



1. Items 1, 7-13, and 16-17 have been provided and are acceptable from an engineering standpoint.
2. Waivers have been requested for items 2-3, and 14. Based on our review and the nature of this application, from an engineering standpoint, we recommend that the Board grant these waivers for completeness only.
3. Waivers have not been provided for items 5 and 15; however this is acceptable for completeness purposes only. The applicant shall provide testimony to support the request for this waiver.
4. Application Checklist Item #4 – Detailed letter describing the proposed development

*The applicant shall provide a detailed letter describing the proposed development prior to final approval and signatures of the plans.*

*The applicant has not provided this information, however this is acceptable for completeness purposes only. The applicant shall provide said letter prior to any approval of the application.*

5. Application Checklist Item #6 – Environmental Impact Statement

*This was provided by applicant.*

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

#### **D. Variances Requests**

Our review of the information has identified the following Variances are or may be required (Please note that Najarian Associates has revised the Ordinance Section Numbers to coincide with the latest Boroughs Land Use and Development Code and Chapter 540-Zoning):

1. The applicant is seeking a variance from Ordinance Section 540-45.A (M-3 Industrial Zone).

*The applicant is seeking a variance from the permitted uses of the property to maintain the present use of the property as a storage yard. However, the applicant shall provide testimony to support the request for this variance.*

2. The applicant is seeking a variance from Ordinance Section 540-45.B (M-3 Industrial Zone), Bulk Requirements.

*The maximum building height in the M-3 zone is 50 feet measured from the finished lot grade at the front of the building to the highest point of the roof. The applicant is proposing 67.6 feet. The applicant shall provide testimony to justify the height.*



**E. Site Plan Check List Compliance**

1. Although the Applicant has not provided a completed checklist, we note the following: Items A-F, H, I (1-9, 12), and K have been provided and are acceptable from an engineering standpoint. These Items are considered non-applicable – items L and T whereas Items S and U-Y are a condition of approval.
2. Item G - Owners 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 property owner.

***Applicant has provided this information***

3. Item I(10) – Number of employees, total and maximum in one shift.

*The applicant has not provided the number of employees, total and maximum in one shift but shall provide this information prior to final approval and signatures of the plans.*

***The applicant has not provided this information, however this is acceptable for completeness purposes only. The applicant shall provide the information prior to any approval of the application.***

4. Item I(11) – Ratio of parking to building size or occupancy or both, depending on use.

*The applicant has not provided the ratio of parking to building size or occupancy, but shall provide this information prior to final approval and signatures of the plans.*

***The applicant has not provided this information, however this is acceptable for completeness purposes only. The applicant shall provide the information prior to any approval of the application.***

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

*The applicant has not provided this information, but this is acceptable for completeness purposes only.*

***Continuing comment***

6. Item M - Required legend on site plan for endorsement by Board and Borough Officials.

*Information has not been provided on the plans.*

***Applicant has provided this information.***

7. Item N – Written description of a request for hardship variance, conditional use, or specific permit.

*Information has not been provided.*

***Continuing comment***



8. Item O - Environmental Impact Statement

*A waiver has been requested from providing an environmental impact statement. Based on our review and nature of this application, from an engineering standpoint, we recommend that the Board not grant this waiver. The NJDEP Geoweb database has been reviewed and shows that there are existing wetlands and contamination on lot 27.*

***Applicant has provided this information.***

9. Item 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.

*The applicant shall provide a detailed letter describing the proposed development prior to final approval and signatures of the plans.*

***The applicant has not provided this information, however this is acceptable for completeness purposes only. The applicant shall provide this information prior to any approval of the application.***

10. Item Q – Additional information and data required by the Board as the result of hearings on the application.

*The applicant shall provide any and all information requested by the Planning or Zoning Board if and when requested.*

***Continuing comment***

11. Item 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.

*The applicant shall provide this information prior to final approval and signatures of the plans.*

***Continuing comment***

12. Item S – All conditions of Preliminary Site Plan Approval have been satisfied.

*All comments and conditions provided by the board and their professionals must be addressed prior to final approval and signatures of the plans*

***Continuing comment***



13. Item U – Freehold Soil Conservation Service – Soil Erosion Sediment Control Plan Certification.

*Approval from Freehold Soils must be received prior to final approval and signatures of the plans.*

***Continuing comment***

14. Item V – New Jersey Department of Environmental Protection approvals.

*The applicant shall provide any necessary DEP approvals prior to final approval and signatures of the plans.*

***Continuing comment***

15. Item X – Special Approvals (utilities, etc.).

*The applicant shall provide all utility approval or will serve letters.*

***Continuing comment***

16. Item Y – All easements, dedications and deed restrictions necessary to implement the plan.

*The applicant shall provide all easements and dedications necessary to implement the plan.*

***Continuing comment***

**F. Site Plan Check List Basic Data**

1. Items 1, 3, 5-6, 9, 16-17, 19-20, and 24 have been provided and are acceptable from an engineering standpoint for completeness purposes only.
2. The applicant has requested a waiver for items 2, 15, and 22.
3. Item 14 is not applicable to this application.
4. Item 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.

*The applicant has not provided the location of structures within 200 feet. However, this is acceptable, from an engineering standpoint, for completeness purposes only.*

***A waiver has been requested from providing the 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. Based on our review and nature of this application, from an engineering standpoint, we recommend that the Board grant this waiver for completeness purposes only. However, the applicant shall provide testimony to support the request for this waiver.***



5. Item 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 waterflows.

*Information has not been provided and a waiver has not been requested. However, this is acceptable for completeness purposes only.*

*A waiver has been requested from providing all existing physical features on site and within 200 feet thereof. Based on our review and nature of this application, from an engineering standpoint, we recommend that the Board grant this waiver for completeness purposes only. However, the applicant shall provide testimony to support the request for this waiver.*

6. Item 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

*Information has not been provided and a waiver has not been requested. However, this is acceptable for completeness purposes only.*

*A waiver has been requested from providing all existing physical features on site and within 200 feet thereof. Based on our review and nature of this application, from an engineering standpoint, we recommend that the Board grant this waiver for completeness purposes only. However, the applicant shall provide testimony to support the request for this waiver.*

7. Item 10 - Location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data

*The applicant shall provide the location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data on the plans.*

***Applicant has provided this information.***

8. Item 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.

*The applicant shall provide the 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 on the plans.*

***Applicant has provided this information.***



9. Item 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.

*The applicant shall provide the location and type of utilities present and proposed including electric gas, telephone, cable television, sanitary sewers, storm sewers and water lines on the plans.*

***Applicant has provided this information.***

10. Item 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.

*Profile views shall be provided for the proposed granite curb and pavement parking lot.*

***Applicant has provided this information.***

11. Item 18 – Street trees planted at specified intervals – usually forty feet (40') on center.

*The applicant has not proposed street trees on the site plan. However, this is acceptable for completeness purposes only.*

***Continuing comment***

12. Item 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 driveways.

*The applicant shall provide testimony that the site lighting will remain the same.*

***Continuing comment***

13. Item 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.

*The applicant shall provide the Sanitary Sewer Plan.*

***A waiver has been requested from providing a Sanitary Sewer Plan. Based on our review and nature of this application, from an engineering standpoint, we recommend that the Board grant this waiver for completeness purposes only. However, the applicant shall provide testimony to support the request for this waiver.***

14. Item 25 – Additional information and data required by Development Review Ordinance and/or the Planning/Zoning Board as the result of hearings on the application

*The applicant shall provide any and all information requested by the Planning or Zoning Board if and when requested.*



***Continuing comment***

15. Item 26 - Engineer's estimate of the cost of the proposed improvements.

*If the application is approved, the Engineer's cost estimate will be required.*

***Continuing comment***

16. Item 27 – Performance Guarantees and Engineering Inspection Fees.

*If the application is approved, the Performance Guarantees and Engineers Inspection Fees will be required.*

***Continuing comment***

17. Item 28 – As-Built drawings of final construction with all revisions and corrections.

*If the application is approved, the As-Built drawings will be required.*

***Continuing comment***

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.

Should you have any questions or require additional information, please do not hesitate to contact me.

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

A handwritten signature in black ink, appearing to read 'Robert W. Bucco, Jr.', written over a horizontal line.

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 – Applicant's Attorney (via Email)  
Mitchel Ardman – Applicant's Engineer (via Email)



**YOUR GOALS. OUR MISSION.**

SPZB-R4571

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

Borough of South Plainfield  
c/o Joanne Broderick, Zoning Board Secretary  
Zoning Board of Adjustment  
2480 South Plainfield Avenue  
South Plainfield, NJ 07080

**Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance; Preliminary and Final Site Plan  
First Planning Review**

Dear Chairman and Board Members:

We have reviewed the following materials as part of the above-referenced application:

- Borough of South Plainfield Planning/Zoning Board Application Form and supplemental attachments;
- Preliminary/Final Site Plans, prepared by Mitchel Ardman, PE, of the firm The Reynolds Group Inc., consisting of four (4) sheets, dated February 22, 2019; and
- Architectural drawings, prepared by Robert M. Longo AIA, of the firm Cornerstone Architectural Group, LLC, consisting of two (2) sheets, dated February 20, 2019.

We offer the following for the Board's consideration:

**A. Property Description**

The subject property is known as Block 308, Lot 27 and is located at 3001 South Clinton Avenue in the Borough's M-3 (Industrial) Zone. The property is 4.3 acres in area and contains an existing office and storage building, parking lot and storage yard at the intersection of South Clinton Avenue and Sylvania Avenue. A floodway of a stream (a tributary of the Bound Brook) is located in the northwest side of the property and the majority of the lot is within the 100-year floodplain. The surrounding land uses of the property are light industrial uses.

**B. Project Description**

The applicant is seeking preliminary and final site plan approval with use variance relief to replace existing office trailers with a modular office unit. The present use of the property is an office building with a storage area and three-bay garage with a storage yard for the existing business. An existing parking area is located on the Sylvania Avenue side of the property consisting of 59 spaces.

**C. Prior Approvals**

The application submitted for this project indicates that the current proposal is an expansion of a prior approved use variance. If accurate, the requirements of the prior use variance



Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review

approval may inform the Board of Adjustment as to appropriate standards or conditions for the subject application.

Borough records provided by the Board Secretary indicate only prior site plan approval by the Planning Board; no action of the Board of Adjustment. The Planning Board approval in 1986 was for an office-warehouse facility. Our office has contacted the applicant's attorney and engineer seeking to obtain a copy of the resolution of the Board of Adjustment for documentation of any prior use variance approval. To date, no resolution has been found. Therefore, we request the applicant clarify this matter or submit a copy of the pertinent resolution in order to clarify the nature of the variance relief that is being requested.

D. Waivers

The application requires waivers from the following Borough Ordinance provisions:

1. Lighting Plan

*We recommend that this item be submitted.*

2. Landscaping and Buffering Plan

*We recommend that this item be submitted.*

3. Property Survey

*The referenced survey is more than five years old; the Board engineer recommends granting this waiver and we have no objection provided that the applicant testifies that there have been no changes on the site and that the referenced survey is an accurate depiction of the property.*

4. Environmental Impact Statement

*We recommend that this item be submitted due to the location of the floodway and floodplain on this lot.*

5. Stormwater Management Plan/Drainage Calculations

*We defer to the recommendation of the Board Engineer.*

The applicant shall provide testimony to the Board in support of each request.

E. Zoning and Use Variance

1. Use

As noted, the subject property is in the M-3 (Industrial) Zone.



Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review

The M-3 (Industrial) Zone permits a variety of uses such as office buildings, light industry, warehouse and distribution centers, and lumberyards. Residential uses are expressly prohibited.

The existing use is a contractor storage yard which is not permitted in the M-3 Zone and, since no documentation has been submitted as to prior use variance approval, a d(1) variance is required. If satisfactory documentation is submitted to the Board of Adjustment which indicates a prior d(1) use variance was granted, d(2) variance may be appropriate.

In order to be entitled to variance relief for the d(1) use variance, the applicant must demonstrate that the application satisfies both the positive and the negative criteria of the Municipal Land Use Law:

a. Positive Criteria:

There are two prongs to the positive criteria that the applicant must satisfy for a d(1) variance. These are:

- (1) That the site is particularly suited to the use. The recent New Jersey Supreme Court case, '*Himeji*', clarified the tests for evaluating particular suitability. First is that the applicant must establish the facts that distinguish the subject property from surrounding sites and second, that the need for the proposed use is best served at the location of the subject property.
- (2) There are special reasons that allow a departure from the zoning regulations in this particular case. The applicant must demonstrate that the variance promotes one or more of those purposes stipulated in the Municipal Land Use Law to establish special reasons and that those purposes will be advanced by the proposed development.

b. Negative Criteria:

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

- (1) 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 the proposed use would cause damage to the character of the neighborhood.
- (2) That the variance will not substantially impair the intent and purpose of the zoning plan and ordinance.



Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review

Enhanced Burden of Proof for the d(1) Variance: In *Medici v. BPR Co.*, 107 N.J. 1, 5 (1987), it was made clear that municipalities should make zoning decisions by ordinance rather than variance. Where a master plan does not specifically address the type of use for which a variance is sought, a board has the more difficult task of determining whether the proposed use is inconsistent with the intent and purpose of the zone plan. The enhanced proof must reconcile the proposed use variance with the expressed intent of the zone plan and Borough Master Plan for the M-3 Industrial land use designation.

Regarding the relationship of the Borough's Master Plan to the proposed development and the M-3 Industrial Zone District, we note that the 2000 Master Plan identifies the property in the industrial designation in the Land Use Plan.

## 2. Bulk Requirements

As noted above, the subject parcel is located within the M-3 (Industrial) Zone. The conformance with the bulk and yard requirements of the M-3 (Industrial) Zone is noted in the table below:

Standard	Required M-3	Existing	Proposed
Min. Lot Area (Sq. Ft.)	40,000	189,375	189,375
Min. Lot Width (Ft.)	200	375	375
Min. Lot Depth (Ft.)	200	505	505
Min. Front Yard Setback (Ft.) -Sylvania Place	50	64.16	64.16
Min. Front Yard Setback (Ft.) -So. Clinton Avenue	50	85.54	85.54
Min. Side Yard Setback (Ft.)	30	171.49	171.49
Min. Rear Yard Setback (Ft.)	20	173.18	164.5
Max. Building Height (Ft.)	50	14.6	13.16
Max. Lot Cover (Percent)	50	10.7%	10.7%
Min. Accessory Rear Yard (Ft.)	10	NA	NA
Min. Accessory Side Yard (Ft.)	10	NA	NA

NA = Not Applicable

No bulk variances are requested, and none are required.

## 3. Signage

No changes in signage are proposed as part of this application.



Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review

4. **Parking Requirements**

- a. Parking requirements based on the applicant's calculation are shown on Sheet 1 of the site plans. Based on the limited information provided on the site plans, the applicant's off-street parking calculation is as follows:

Use	Standard	Square Footage	Required # of Spaces	Provided
Office	1 space per 200 sq. ft. of floor area	9,622 (existing and proposed floor area)	$9,622 / 200 = 48.11$ (49 spaces)	59 spaces (existing and proposed)
Warehouse	1 space per 1,500 sq. ft. of floor area	11,748	$11,748 / 1,500 = 7.83$ (8 spaces)	
Totals		21,370	57 spaces	

- b. As indicated above, the application required 57 off-street parking spaces, where 59 are existing and proposed (no change proposed). While we do not question the applicant's calculation of the off-street parking requirement based on floor area of the office and warehouse uses, it is not clear based on the floor plans that have been provided what the floor area is of the existing office and warehouse space. The applicant shall provide testimony regarding these areas and shall revise the floor plans to delineate these areas accordingly.
- c. The applicant shall confirm the replacement office space is equal to the trailers being removed.

F. **Additional Planning Comments**

1. The applicant should be prepared to discuss the nature of the proposed use, including, but not limited to hours of access/operation; intensity of proposed use; type of equipment to be stored onsite; proposed activity to be conducted onsite (incl., description of vehicle maintenance,); type and quantity of waste generated; frequency of deliveries; and, number of employees that would access the site.
2. As stated above, the applicant shall provide floor plans that depict the floor area for the existing office and warehouse space. Such floor plans shall be consistent with the site plans and parking calculation.



**Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review**

3. Floodplain requirements. As noted above the site contains a stream and floodway and most of the site is located within a 100-year floodplain. It appears that the project will be compliant with Chapter 247 (Flood Damage Prevention) since none of the project will encroach into the floodway and the proposed modular office buildings will be constructed at an elevation equal or above the base flood elevation. The applicant's professional should provide testimony to the Board as to the compliance of the project with the provisions of Chapter 247 and any necessary permits will be addressed, if appropriate.
4. Section 540-58A stipulates that no merchandise, articles or materials, including trucks, trailers or containers, shall be kept or stored outside the confines of buildings or structures in any industrial or commercial zone unless the same is so screened by special planting or a fence ranging between six (6) and ten (10) feet in height, and the property is located so that said merchandise, articles or materials cannot be visible from any street or adjacent property. The applicant shall be prepared to demonstrate conformance with this requirement. When discussing this matter, the applicant should provide the board with an indication of the type and condition of existing fencing onsite (n.b., same is not indicated on the submitted survey). If the applicant is unable to demonstrate conformance, a variance must be requested. Any request for a variance should be accompanied with appropriate testimony.
5. Section 540-58A further stipulates that outdoor storage is only permitted in the rear and side yard areas, and under no circumstances shall the storage of any merchandise, articles or materials be permitted in the front yard of any property. The applicant shall be prepared to demonstrate conformance with this requirement. If the applicant is unable to demonstrate conformance, a variance must be requested. Any request for a variance should be accompanied with appropriate testimony.
6. The authorization of the property owner has not been provided on the engineering drawings. The applicant shall revise the plans accordingly.
7. The existing building height in the Zoning Table on Sheet 1 is not identified. The applicant shall revise the plans accordingly.
8. Landscape planting details and a construction detail for the solid waste enclosure are not provided. Please provide landscape and construction details on the plans.
9. Clarify the "storage area" on the western parking area. Can vehicles park in that location?
10. The site plan does not include the required signature blocks for Borough officials.
11. We defer to the Board Engineer with respect to traffic, grading, drainage, and utilities.



**Re: Application No. 05-19 (JBL Electric)  
3001 South Clinton Avenue (Block 308, Lot 27)  
M-3 (Industrial) Zone  
Use Variance and Preliminary and Final Site Plan  
First Planning Review**

12. Evidence of approval or letters of no interest from relevant outside agencies must be submitted, including the South Plainfield Fire Official, South Plainfield Environmental Commission, Freehold Soil Conservation District, Middlesex County Planning Board, and Middlesex County Department of Safety and Health.

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

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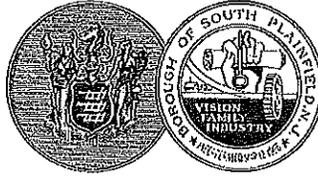
STANLEY C. SLACHETKA, PP, AICP  
SOUTH PLAINFIELD BOROUGH PLANNER

SCS:MPT:lkc

cc: Bob Bucco, PE, CME, CPWM, Board Engineer (via email)  
Larry Lavendar, Esq., Board Attorney (via email)  
Walter K. Adams, Esq., Applicant's Attorney ([wkaesqoffice@gmail.com](mailto:wkaesqoffice@gmail.com))  
Mitchel Ardman, PE, Applicant's Engineer, 575 Route 23, Suite 110, Raritan, NJ 08869  
Robert Sutter, JBL Electric Inc., Applicant ([rsutter@phalconusa.com](mailto:rsutter@phalconusa.com))

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

August 14, 2019

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

**RECEIVED**

AUG 14 2019

**PB - ZBOA**

Re: ZBOA #05-19  
JBL Electric, Inc.  
Block 308 Lot 27 Zone M-3  
3001 South Clinton Avenue  
Contractor's Storage Yard

Dear Board Members:

The Environmental Commission reviewed plans drawn by The Reynolds Group, dated 2/22/19, at its June and July meetings, to construct an office building and make other modifications to the existing facilities. The members had the following comments:

While the Commission did not object to waiving the requirement for an Environmental Impact Statement, members noted that the property is upstream of the Highland Woods Environmental Education Reserve. Over one acre of the property lies in the 100- year flood plain. The NJDEP GeoWeb maps show freshwater wetlands on adjacent properties. If there are no wetlands and no transition areas on the property, that information should be included in the General Notes.

The applicant should provide testimony about any hazardous substances on site that might enter the stream, either through normal surface runoff or during storm events. It was suggested that the applicant commit to using Integrated Pest Management (IPM) practices in his landscaping maintenance activities, to minimize runoff of herbicides, pesticides and excess fertilizers.

It was noted also that the property is underlain by an area of groundwater contamination and the applicant should provide testimony as to its status.

A recent site visit indicated that the stream needs to be desnagged.

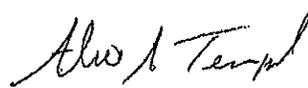
It appears that no tree removal is planned, so a Tree Removal/Replacement plan is not required. The applicant is requesting a waiver for a landscaping plan, but the plans show a row of shrubs alongside the parking lot to be replaced by a row of Emerald Arborvitae. Emerald Green Arborvitae is not deer resistant. It should be replaced with either a resistant arborvitae cultivar or a different species.

A narrative recycling plan that outlines the kinds and volume of recyclable solid waste expected to be generated, and how it will be moved to market, should be provided. A detail showing

Visit our website: [www.southplainfieldnj.com](http://www.southplainfieldnj.com)

accommodations for storing recyclables should be included. The individual responsible for filing the annual recycling report with the municipal Recycling Program should be identified.

Yours truly,

A handwritten signature in black ink, appearing to read "Alice S. Tempel". The signature is fluid and cursive, with the first name being the most prominent.

Alice S. Tempel  
Environmental Specialist

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



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

**SOUTH PLAINFIELD**

**Address: JBL Electric 3001 South Clinton Ave.**

**19-08**

**Approved: J.A. Abbruzzese**

**Initial 6/17/19**

**Subject: ZBOA-05-19**

Board Members,

- 1) Extend the building fire alarm into the new addition

Respectfully,

Edward C. Laferre



Ronald G. Rios  
*Freeholder Director*

Charles E. Tomaro  
*Deputy Director*

Kenneth Arnwood  
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: JBL Electric, Inc.  
ZBOA #05-19  
Block(s): 308 Lot(s): 27

DATE: June 17, 2019

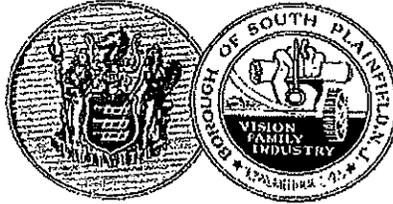
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Please be advised this department has no objections to the above referenced plans.

35 Kennedy Boulevard, East Brunswick, NJ 08816  
Tel: 732-745-9100 TTY: 732-745-8994 Fax: 732-745-2568

[www.middlesexcountynj.gov](http://www.middlesexcountynj.gov)





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

No Comments or Concerns  
LT. ADJ. = SPPD TRAFFIC  
TSAC  
6/19/19



DATE: June 6, 2019

TO: Board Attorney: Larry Lavender, 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: JBL Electric, Inc  
ZBOA #05-19  
Block: 308 Lot: 27 Zone: M-3

Please review the enclosed Zoning Board of Adjustment application. I await your comments.

Ronald G. Rios  
*Freeholder Director*

Charles E. Tomaro  
*Deputy Director*

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

# MIDDLESEX COUNTY • NJ

## 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*

Brenda L. Bleacher  
*Secretary, Planning Board*

Steven D. Cahn, Esq.  
*Counsel, Planning Board*

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

October 23, 2019

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

Re: JBL Electric  
Planning Board File#SP-SP-16

Dear Ms. Broderick:

The Development Review Committee of the Middlesex County Planning Board has reviewed and required conditions for the site plan application entitled, "Preliminary and Final Site Plan For JBL Electric Bloc k308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" and dated February 22, 2019.

This Site Plan is subject to compliance by the Applicant with the procedures and requirements of the Middlesex County Site Plan Review Resolution and the following:

1. Submission to this office of a new application form and fee following our formal submission process showing conformance to the following sections of the Site Plan Review Resolution :

### Section 11-6 Site Plan Details

- (L) All applicable State and County Standard Details must be indicated on revised plans. Please refer to the Office of Planning Development Review page of the Middlesex County Website for links to the current details.
- (P) A Land Survey prepared of this site, specifically for this application, should be submitted. Said Survey shall meet the current statutory and regulatory requirements for New Jersey.

75 Bayard Street, New Brunswick, NJ 08901  
Phone: 732-745-3812 | Fax: 732-745-8443  
[www.middlesexcountynj.gov](http://www.middlesexcountynj.gov)



The above Survey shall include the evidence used in determining the location of the Applicant's lot; current Deeds of record for the Applicant's property and the adjoining properties; Restrictions/Easements associated with said lots along with any prior Dedications, etc. Deeds and referenced maps used in the preparation of the Survey shall be listed on the drawing. Deed Book and Page information shall appear on their respective lots or in a tabular format clearly indicating the Tax Map Block and Lot for each Deed. Referenced maps used shall contain all the information needed to clearly identify the preparer of said maps and, in the case of drawings filed in the public records, include the filing information. The site plan drawings submitted with the application shall reference the Survey.

The aforementioned Survey shall show the evidence used in determining the location of the Rights-of-Way; current road Right-of-Way width as documented; current width of Right-of-Way as determined by the Land Survey; the "Original" Centerline of the Right-of-Way for the County Road as determined by the Land Survey, etc. along with their respective half-widths of same. Any required Dedications, Easements etc., will be determined based in part on the Survey provided.

2. A Dedication of Right-of-Way with sufficient clearance to house the existing and required improvements with a 2'-5' buffer up to the property line along the applicant's frontage of South Clinton Avenue, County Route # 663 must be indicated on revised plans. This dedication is in accordance with the Middlesex County Master Plan Right-of-Way Element which indicates the maximum half-width for this section of County Road to be 44 feet.

**Please note that a dedication up to the full Master Plan Right-of-way half-width may be required on future applications submitted to this Board.**

To satisfy the above condition submit to this office for review and acceptance by the Board of Chosen Freeholders an original and three (3) certified to be true copies of an executed bargain and sale deed (using the enclosed format). Also, three (3) copies of a metes and bounds survey map showing the dedicated land. The above documents are being submitted for approval and official acceptance by the Middlesex County Board of Chosen Freeholders before the deed is filed by the County in the County Clerk's office. In addition, please insure that an executed individual or corporate acknowledgment, as appropriate, is attached to the deed. **Also, after review by County Counsel and prior to filing in the County Clerk's Office a certificate of title may be required.**

The above deed shall be submitted to this office within 90 days or January 14, 2020; otherwise, a resolution will be entertained by the Committee voiding this approval. If said deed is not forthcoming and a voiding resolution is issued, a new application form, fee, and four copies of the plan must be submitted to reinstate said application before this Board.



3. Submission to this office of a Cash Contribution for acceptance by the Board of Chosen Freeholders to cover the Applicant's fair share cost for County improvements for the entire frontage of this property located along South Clinton Avenue, County Route#663.

This Cash Contribution is to cover the construction of required improvements along the County road. The amount of the Cash Contribution will be determined at the time the above required revised plans are submitted to and found acceptable by this Board.

The Applicant's engineer shall submit a cost estimate of the required proposed improvements within the County Right-of-Way. This estimate shall be used to assist the County Planning Board in determining the final performance guarantee amount to be required.

Please Note:

**The Applicant or Owner must supply the Cash Contribution; not the Contractor.**

**Once a Cash Contribution has been submitted and accepted, no substitutions will be considered.**

***"When Ownership is transferred on this project the Seller is required to notify this office, within 30 days of said transfer of property, subject to the provisions of N.J.S.A. 40:55D-53c, posting a replacement performance guarantee subject to the same terms and conditions. Failure to do so may result in the imposition of penalties and relief set forth in N.J.S.A. 40:55D-55".***

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.

We respectfully request that the issuance of a Building Permit be withheld until written notification has been received from this office acknowledging the fulfillment of the above conditions.

In addition, the Committee notes the following:

1. 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.**

2. That pursuant to N.J.S.A. 40:27-1 et seq. (40:27-6.2 and 40:27-6.6), the Middlesex County Planning Board does not have the right to review and approve drainage that affects a non-County road or a drainageway, 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.



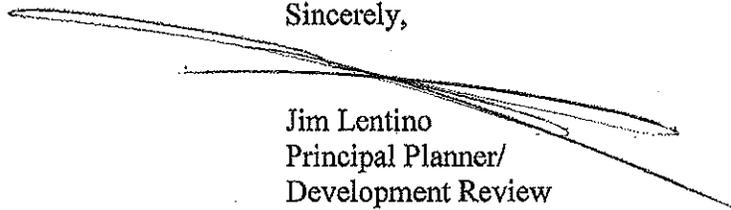
3. The Committee reserves the right, in the event of any future applications affecting all or any part of this site, to amend or to require additional amended or modified requirements or improvements or dedications, or to require new or amend any performance guarantees based on conditions at the time of said application or as a result of changed circumstances relevant at that time and to the then applicable County Resolutions.

4. **That should any work be contemplated within the County Right-of-Way and/or any specific area under the Middlesex County's jurisdiction, a County Road Opening Permit shall be obtained from the Middlesex County Office of Public Works.**

5. It has been determined that this application contributes material drainage to a downstream County Drainage Facility (#2-C-84, on South Clinton Avenue). However, this facility is considered to be satisfactory, and does not require a contribution at this time. In addition, please note that the Committee reserves the right to require contributions from future subdivision and site plan applications within this drainage area.

It is requested that if the municipality requires any additional revised plans other than those which are approved above, then they shall be submitted to the County for reconsideration by this Board accompanied by a new application form, and fee following our formal submission process.

Sincerely,



Jim Lentino  
Principal Planner/  
Development Review  
For  
George M. Ververides  
Director of County Planning

GMV:JL:bb/Encl./A:spsp16.101

cc: ✓ John Kranz, The Middlesex County Mosquito Extermination Commission  
✓ 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  
JBL Electric, Inc., Applicant  
Walter Abrams, Esq., Applicant's Attorney  
Mitchel Ardman, Applicant's Engineer





**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**Our File #**                    SP-SP-16

**Applicant:**                    JBL Electric, Inc. 3001 South Clinton Avenue, South Plainfield, NJ 07080

**Name of Application:**    "Preliminary and Final Site Plan For JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" Dated February 22, 2019

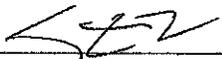
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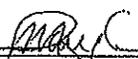
WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , October 8, 2019, 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:            October 8, 2019  
DATE EXECUTED:        October 8, 2019

Ronald G. Rios  
Freeholder Director

Charles E. Tomaro  
Deputy Director

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

# MIDDLESEX COUNTY • NJ

## 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

Brenda L. Bleacher  
Secretary, Planning Board

Steven D. Cahn, Esq.  
Counsel, Planning Board

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

September 20, 2019

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

Re: JBL Electric  
Planning Board File# SP-SP-16

Dear Ms. Broderick:

This is to confirm that the Development Review Committee of the Middlesex County Planning Board considered, and agreed to an extension to the review period for the above-referenced application entitled "Preliminary and Final Site Plan for JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" and dated February 22, 2019, until the meeting of September 10, 2019.

In addition, the Committee notes that if plans are submitted with substantial revisions, that these revised plans shall be considered a new submittal.

Sincerely,

Jim Lentino  
Principal Planner/  
Development Review  
For  
George M. Ververides  
Director of County Planning

GMV:JL:ve/Encl/A: sssp16.091

cc: ✓ Len Miller, T & M Associates, Borough, Planning & Zoning Board's Engineer  
✓ Stan Slachetka, T & M Associates, Borough, Planning & Zoning Board's Planner  
✓ Dominic Demico, Building Sub Code Official  
✓ Mary Francis Hildebrandt, Zoning Official  
✓ Gino Leonardi, 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  
JBL Electric, Applicant  
MMJ South Clinton, LLC, Owner  
Walter K. Abrams, Esq., Applicant's Attorney  
Mitchell Ardman, P.E., Applicant's Engineer

75 Bayard Street, New Brunswick, NJ 08901  
Phone: 732-745-3812 | Fax: 732-745-8443  
www.middlesexcountynj.gov



**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

File # SP-SP-16 Type Extension  
Date of Action September 10, 2019

Applicant: JBL Electric, Inc. 3001 South Clinton Avenue, South Plainfield, NJ 07080

Title Block of Application: "Preliminary and Final Site Plan For JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" Dated February 22, 2019

Proposed Land Use: Contractor Office / Warehouse

Staff Recommendation: Grant Applicant's Request for an Extension to the October 8, 2019 Development Review Meeting

- I. Revised Plans and Resolution Deficiencies**
- A. Section 11-6 Site Plan Details \_\_\_\_\_
  - B. Section 11-7 Design Standards \_\_\_\_\_
  - C. Other \_\_\_\_\_
- II. Performance Guarantee**
- Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ \_\_\_\_\_
- III. Drainage**
- Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ \_\_\_\_\_
- Downstream County Drainage Facility: \_\_\_\_\_
- IV. Receipt of a Municipal Drainage Report** \_\_\_\_\_
- V. Agreements**
- A. Stormwater Maintenance Agreement \_\_\_\_\_
  - B. Developer's Agreement \_\_\_\_\_
  - C. Future Improvements Agreement \_\_\_\_\_
  - D. Sight Triangle Agreement \_\_\_\_\_
- VI. Dedication and Reservations of County Road Right-Of-Way**
- |                                |                           |
|--------------------------------|---------------------------|
| 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**
- |                                 |   |
|---------------------------------|---|
| County Road Name and # _____    | <u>South Clinton Avenue (C.R. #663)</u> |
| Non-County Road Name _____      | <u>Sylvania Place</u>                   |
| Linear Feet of Frontage _____   |   |
| Linear Feet of New Street _____ | <u># of New Driveways</u>               |
- VIII. Approvals and Other Considerations**
- |                |                |
|----------------|----------------|
| A. MCMEC _____ | C. NJDOT _____ |
| B. NJDEP _____ | D. D&RCC _____ |

Planning Area	<u>1287</u>	Fee Submitted	<u>\$1,069.00</u>
Revised	<u>No</u>	Existing # of lots	<u>1</u>
Received	<u>07/16/19</u>	# of New Lots	<u>0</u>
Number of Extensions	<u>1</u>	Dwelling Units	<u>0</u>
Total Acres	<u>4.34</u>	Existing Parking Spaces	<u>59</u>
Acres of Open Space	<u>0.00</u>	Proposed Parking Spaces	<u>0</u>
Census Tract #	<u>10.02</u>	Proposed Impervious Coverage	<u>136,427</u>
Zone	<u>M-3</u>	SQ. FT. Existing Building	<u>20,242</u>
Block #	<u>308</u>	SQ. FT. Proposed Building	<u>3,792</u>
Lot #	<u>27</u>	Land Use	<u>I</u>
Plans Prepared By	<u>F. Mitchel Ardman, P.E.</u>	Land Use Type	<u>W</u>

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

Planning Board Staff Jim Lentino, Principal Planner

Engineering Department Staff [Signature] Engineer

**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

**Our File #**                    SP-SP-16

**Applicant:**                    JBL Electric, Inc. 3001 South Clinton Avenue, South Plainfield, NJ 07080

**Name of Application:**      "Preliminary and Final Site Plan For JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" Dated February 22, 2019

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

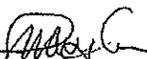
WHEREAS the administrative Staff of the Middlesex County Planning Board has reviewed said application pursuant to Chapter XI of the Site Plan Review Resolution and Chapter X of the Land Subdivision Resolution of the County of Middlesex and has prepared, filed and reported to the Development Review Committee of the Middlesex County Planning Board as set forth in staff report dated , September 10, 2019, 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:            September 10, 2019  
DATE EXECUTED:        September 10, 2019

Ronald G. Rios  
*Freeholder Director*

Charles E. Tomaro  
*Deputy Director*

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

# MIDDLESEX COUNTY • NJ

## 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*

Brenda L. Bleacher  
*Secretary, Planning Board*

Steven D. Cahn, Esq.  
*Counsel, Planning Board*

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

August 26, 2019

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

RECEIVED

PB - ZBOA

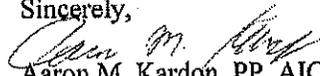
Re: JBL Electric  
Planning Board File# SP-SP-16

Dear Ms. Broderick:

This is to confirm that the Development Review Committee of the Middlesex County Planning Board considered, and agreed to an extension to the review period for the above-referenced application entitled "Preliminary and Final Site Plan for JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" and dated February 22, 2019, until the meeting of September 10, 2019.

In addition, the Committee notes that if plans are submitted with substantial revisions, that these revised plans shall be considered a new submittal.

Sincerely,

  
Aaron M. Kardon, PP, AICP  
Senior Planner/  
Development Review  
For  
George M. Ververides  
Director of County Planning

GMV:AMK:ve/Encl./A:spss16.08k

cc:  Len Miller, T & M Associates, Borough, Planning & Zoning Board's Engineer  
 Stan Slachetka, T & M Associated, Borough, Planning & Zoning Board's Planner  
 Dominic Dentico, Building Sub Code Official  
 Mary Francis Hildebrandt, Zoning Official  
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Walter K. Abrams, Esq, Applicant's Attorney  
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75 Bayard Street, New Brunswick, NJ 08901  
Phone: 732-745-3812 | Fax: 732-745-8443  
www.middlesexcountynj.gov



**Site Plan Staff Report and Resolution**  
Middlesex County Development Review Committee

File # SP-SP-16 Type Extension  
Date of Action August 13, 2019

Applicant: JBL Electric, Inc. 3001 South Clinton Avenue, South Plainfield, NJ 07080

Title Block of Application: "Preliminary and Final Site Plan For JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" Dated February 22, 2019

Proposed Land Use: Contractor Office / Warehouse

Staff Recommendation: Grant Applicant's Request to Extend the Application to the September 10, 2019 Development Review Meeting

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 A. Section 11-6 Site Plan Details \_\_\_\_\_  
 B. Section 11-7 Design Standards \_\_\_\_\_  
 C. Other \_\_\_\_\_

II. Performance Guarantees  
 Statutory Auth. N.J.S.A. 40:27-6.6 Amount \$ \_\_\_\_\_

III. Drainage  
 Contribution Statutory Auth. N.J.S.A. 40-27-6.6 Amount \$ \_\_\_\_\_  
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IV. Receipt of a Municipal Drainage Report \_\_\_\_\_

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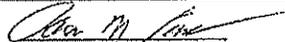
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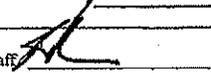
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 Linear Feet of New Street \_\_\_\_\_ # of New Driveways \_\_\_\_\_

VIII. Approvals and Other Considerations \_\_\_\_\_ N/A  
 A. MCMC \_\_\_\_\_ C. NJDOT \_\_\_\_\_  
 B. NJDBP \_\_\_\_\_ D. D&RCC \_\_\_\_\_

Planning Area	<u>1287</u>	Fee Submitted	<u>\$1,069.00</u>
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Lot #	<u>27</u>	Land Use	<u>I</u>
Plans Prepared By	<u>F. Mitchell Ardman, P.E.</u>	Land Use Type	<u>W</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-16

**Applicant:** JBL Electric, Inc. 3001 South Clinton Avenue, South Plainfield, NJ 07080

**Name of Application:** "Preliminary and Final Site Plan For JBL Electric Block 308, Lot 27 Borough of South Plainfield Middlesex County, New Jersey" Dated February 22, 2019

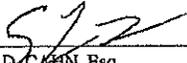
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\_\_\_\_\_  
STEVEN D. CAHN, Esq.  
County Planning Board Counsel

  
\_\_\_\_\_  
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: August 13, 2019  
DATE EXECUTED: August 13, 2019