

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

Chairman Leonardis opened the meeting at 7:00 pm.

Please stand for the PLEDGE OF ALLEGIANCE.

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

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

ROLL CALL:

Present:

**Gino Leonardis, Chairman
Ken Bonanno
Maria Campagna
Cindy Eichler
James Gustafson
Frank Lemos, 1st Alternate
Darlene Cullen, 2nd Alternate**

Absent:

**David Miglis, Vice Chairman
Robert Hughes**

Also attending: Larry Lavender, Esq.; Stan Slachetka, PP, AICP, Bob Bucco, PE, CME, CPWM

MINUTES: (2)

September 6, 2016

Mrs. Eichler made motion, seconded by Mrs. Cullen to accept the above stated Meeting Minutes. Those in Favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Gustafson; Mr. Lemos and Chairman Leonardis. Those oppose: None

September 20, 2016

Mrs. Campagna made motion, seconded by Mr. Lemos, to accept the above stated Meeting Minutes. Those in Favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Gustafson; Mr. Lemos and Chairman Leonardis. Those oppose: None

RESOLUTIONS: None

HEARING: (1)

**A. Case # 5-16 -- Mastrocola Partners
Block 328: Lot 6.01: OBC-1 Zone
430 Hamilton Boulevard**

The applicant is requesting Preliminary and Final Site Plan approval with Bulk Variances.

Mr. Lavender has reviewed the Affidavit and Notice of Publication. The Board has jurisdiction.

James F. Clarkin, III, Esq – Clarkin & Vignuolo, PC – attorney for the applicant addresses the Board. This application is for a new mix use building. The proposed building will consist of general/professional offices on the first floor and residential apartments on the second and third floors. According to Mr. Slachetka’s report, planner for the Board, the offices on the first floor and residential apartments on the second floor is a permitted mixed use in an OBC-1 zone with

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

conditions. The conditions consist of residential units on the second floor. The proposed building is adding a third floor. Another condition is that there is a separate entrance for the residential units apart from the offices on the first floor, which the proposed building has. The number of residential units is limited to two (2) per lot. The lot is a double lot. Therefore, entitled to four (4) units. However, the proposed building consists of six (6) residential units. Even though the applicant requires a 'D' use variance, the proposed building is very close to meeting all other requirements. The lot meets all bulk requirements. The building meets majority of the setbacks. Height, coverage and parking requirements are met. The exception is the front yard setback which has a requirement of thirty (30) feet. The original plan shows a front yard setback of four (4) feet. Lt. DeLair's report states his concern for the sight distance. Out of concern for the sight distance, the building will be moved back four and a half (4.5) feet. Therefore, a front yard setback by the driveway will be twelve and a half (12.5) feet. Majority of the structures along Hamilton Boulevard are significantly less than the thirty (30) feet. Photographs will be introduced demonstrating the area. The structures on each side of the proposed building are non-conforming. One (1) building has a three and a half (3.5) foot front yard setback. The other has approximately nine (9) foot front yard setback. Moving the building back does not require any changes to the site improvement. However, Mr. Bucco has mentioned that there may be a need to take another look at the drainage. By moving the building back, there is still more than double the required buffer between the edge of the parking lot and the back property line. The Ordinance requires a buffer of five (5) feet. There will be a buffer of ten (10) feet. The applicant is also seeking Preliminary and Final Site Plan approval. In addition to the Planners report, we have received reports from Engineering, Fire and Environmental Commission. The comments in the Engineering, Fire and most of the Environmental Commission reports can be accommodated.

Mrs. Campagna asks for a clarification on the front yard setback. The original plans show four (4) foot setback. The proposed building is to be moved back four and half (4.5) feet. How do you come up with twelve and a half (12.5) feet? Mr. Clarkin explains... the front structure is not unformed. The brick center part is four (4) feet... the two (2) sides of the brick front of the structure is indented four (4) feet and as a whole the building is moving back four and a half (4.5) feet. Therefore, the driveway entrance side of the structure is originally eight (8) feet. With moving the entire building back four and a half (4.5) feet gives you the twelve and a half (12.5) feet. Therefore, twelve and a half (12.5) on the two (2) sides and eight and a half (8.5) for the middle portion.

Michael Mastrocola – Mastrocola Partners – 608 Ocean View Road, Brielle, New Jersey – is sworn in. He is a partner in Mastrocola Partners and a registered Architect. He gives a background of the company.

- The business manages and maintains thirty-two (32) commercial and residential properties.
- Mastrocola Partners intend to occupy two thirds (2/3) of the first floor – garage and office.
- Two (2) full-time employees which includes himself and one (1) part-time employee – secretary and his sister.
- The hours of operation are 8:00 am to 5:00 pm Monday through Friday. No weekend hours unless there is an emergency.
- Clients do not come to visit. Occasionally an insurance agent or a realtor comes to the office.
- Small packages several times a week are delivered from FedEx or UPS. At times, plumbing supplies and occasionally a water heater from Aaron and Company. Box truck delivery but no tractor trailers.
- No landscaping.
- No bulk supplies. All material is stored inside.
- Will store a pick-up truck and a van in the garage. The van is used on a daily basis and not on site during the day.
- More efficient to have the office and maintenance equipment in one (1) location.
- South Plainfield is centrally located to the other properties.
- Have been looking for three (3) years for a site.
- Could not find another site to allow the office space and maintenance space needed.

On September 9, 2016, Mr. Mastrocola took photographs of the neighboring buildings.

- Exhibit A1 – 430 Hamilton Boulevard – the property they purchased and like to develop.
- Exhibit A2 – Building to the left (towards Route 287) – an insurance company and possibly an apartment on top. A mix use building. According to the survey, the front yard setback is 3.4 feet.
- Exhibit A3 – Building to the right (towards New Market Avenue) – dry cleaners. The front yard setback is approximately 9.4 feet.
- Exhibit A4 – three (3) story building towards New Market Avenue with retail and parking lot. Apartments on top. A mix use building.
- Exhibit A5 – corner of Spicer and Hamilton Boulevard. Across the street. Not sure the use of the building but two (2) stories.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

- Exhibit A6 – directly across from the proposed site. Three (3) family residential structure. On the corner of Spicer and Hamilton Boulevard.
- Exhibit A7 – Across the street from the proposed site. A single family home with a detached garage. The front yard setback is just over seven (7) feet.
- Exhibit A8 - Commercial property. Detailer business – one (1) story.
- Exhibit A9 – Gas station. Canopy has a minimal front yard setback.

Mr. Clarkin continues. The area is a mixture of commercial and residential properties. Some of the mix uses are in the same structure. A Traffic Impact Study done by Langan Engineering was submitted with the application. Mr. Mastrocola agrees that if this application is favorable, there will be no left turn in or out of the site. He also agrees to give South Plainfield Motor Vehicle Title 39 jurisdiction.

Mr. Mastrocola is a licensed Architect since 2004. Has testified in front of a few boards... one (1) application of his own and one (1) not of his own. Bellmawr Borough and Clark Township. His is accepted as a licensed architect.

- Exhibit A10 - a colorized rendition of sheet A-1 (front of proposed building) in the plans that are before the Board – Mr. Mastrocola states that the building is symmetrical. The only difference is the first floor office space and garages. Center door is for the residence only. It will be controlled by a buzzer for security purposes. To the right and to the left of the center door are windows with awnings that represent the office space. Planning to use operable windows for ventilation. The awnings are for control of the heat gain from the sun. Materials to be used is brick along the two (2) commercial office portions and up to the second floor – apartments. The sides (dark brown) is stucco where the garages will be. Above that will be Hardi-Plank Siding. It's a cement board and paintable. It lasts approximately fifteen (15) years. The banding to the top will be stucco.
- Sheet A-2 - the rear of the building. The entrances to the office space will only be in the back of the building. The entrances to the three (3) residential garages are on the left. The garage for Mastrocola Partners on the right. In the center is the residential entrance which will have a buzzer. The only difference from the back to the front is the stucco band will continue around the first level and Hardi-Plank siding for the rest of the building.
- Sheet A-3 - right side and left side elevations.
 - Right side - Electric and gas meters. The windows are for the apartment above... kitchen, bathroom and bedroom. The adjacent insurance building was constructed on the property line. Therefore, no side setback for the insurance building
 - Left side - two (2) windows with awnings for esthetic purposes. When you came down the street from Maple to Hamilton will continue the theme from the front to the side.
- Sheet A-4 - first floor plans. From the front or the rear, center door is for the apartments on the second floor. They are completely separate from the office space. In the area of the residential doors (rear doors) will be a sprinkler and meter closets. The entire building will have a fire sprinkler system. Mastrocola Partners office area - waiting area, general office area, a private office, conference room (for any insurance or real estate agents who visit - rare maybe once a month), hall way to the garage area with a bathroom and a locker with a shower in the garage area. The other side is office space to be rented to a professional.
- Sheet A-5 – second floor plans. Closet for utilities. Entrance to left and right for the apartments that have the bedrooms on the third floor. If you continue down the either hallway, you have the two (2) apartments over the garage. The end units are a bit larger.
- Sheet A-6 – third floor plans. Two (2) bedrooms and bath. No one will be living on top of each other. The air conditioning condenser units are on the roof. This way they can create the side walk along the building.

Mr. Mastrocola addresses the Najarian Associates July 29, 2016 review letter.

- Item I - *Landscaping/Lighting*.
 - Prefers not to install an irrigation system. The water company will not allow a separate meter for irrigation. In South Plainfield, the sewage charges are based on water usage... the more water use the more charged. Mr. Bucco asks Mr. Mastrocola how he would maintain the irrigation of the plantings if no irrigation system is added. Mr. Mastrocola states he will use a soaker hose through the planting.
 - Landscape plants must be guaranteed for two (2) years. Mastrocola Partners will be owner/occupant and will maintain the landscaping. Mr. Mastrocola states that he directed his engineer for landscaping of the front to consider plants that can survive a drought, like lots of sun and deer resistant. The species that were chosen are colorful, perennials which are easier to maintain. Different colors at different time of the year. For the rear, he requested a bright green buffer and deer resistant plants. The grass is fertilized three (3) times a year. They have a contract with a landscaper that cuts all the grass and keeps the beds neat and maintained.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

Mr. Clarkin states that in the Environmental Commission's review letter dated August 3, 2016 there is a comment with regards to Recycling. Garden State Waste Management is the recycler and will report annually to the South Plainfield Recycling Program.

Referring to the T&M Associates review letter dated September 26, 2016, there is a comment about the insistency in the calculation of office space. Mr. Mastrocola states as an architect he does his calculations of the office space from the center wall when there is an office space adjacent to the exterior wall. The engineer calculations were done by the using the exterior walls. Mr. Slachetka requests that the drawings be updated.

A waiver of the Environmental Impact Statement has been requested. The Environmental Commission had no objection to the request. They have a conditional approval with Middlesex County dated June 6, 2016. The condition is to provide the usual County details. There is no need to apply to New Jersey Department of Environmental Protection. Notification was sent to Middlesex Water Company, Elizabethtown Water Company and Middlesex County.

Continuing with the T&M Associates review letter, Mr. Mastrocola states they will be responsible for maintenance, mowing, snow removal, etc. That is the business they are in.

The property is described as vacant. It is not being utilized. The existing structure will be demolished. The two (2) lots were consolidated prior to purchase. They are being taxed on the property as one (1) lot. They will furnish the consolidated lot deed. Three (3) garages are for the apartments for an additional charge - first come first serve basis. The residential garage doors have been adjusted to meet the nine (9) feet wide requirement. Therefore, there is adequate room for vehicles to access the garages.

They are aware that the awnings reduce the front yard setback. However, the awnings provide relief from the sun and heat gain as well as giving some architectural interest to the building.

Mr. Slachetka states that the Borough is a vacant land adjustment community. He continues to explain that in the settlement agreement of the affordable housing plan, that any new multifamily structures are required to use 15% as affordable housing. In this case, one (1) unit. Mr. Mastrocola agrees to set aside one (1) unit for affordable housing.

There is an area 15' X 22' by the garages reserved for recreational purposes... picnic table, charcoal grill etc.

There is a ten (10) foot green buffer area in the back separating the existing residential homes from this site. Mr. Gustafson suggests a fence.

The dumpster pad will remain in the same location even though the building is being moved back.

Mr. Clarkin states they will obtain all governmental approvals.

Chairman Leonardis questions Mr. Mastrocola. The drawings on the other office space shows no bathroom. Mr. Mastrocola states that they will put the shell up and will submit additional plans for the bathroom etc. Since Mastrocola Partners office will have a shower, it is agreed that it will not be converted into an apartment – apartment #7. Mr. Mastrocola agrees not to convert any of the first floor... the offices or garages... into living quarters.

Awnings will be canvas material with aluminum framing and not projection more than sixteen (16) inches off the building.

Chairman Leonardis re-iterates Mr. Gustafson's suggestion that there should be a fence along the rear of the property along with the trees and plants as a buffer from the residential neighborhood. Mr. Mastrocola would like to use a six (6) foot #1 cedar board on board cedar fence. They will leave the trees and will cut back on the low lying planting.

Chairman Leonardis asked how did they come up with six (6) apartments. Mr. Mastrocola states architecturally, creating the third floor allowed him to create two (2) two-story apartments then just a one (1) over the garage. From a business perspective, it is hard to rent commercial spaces. The residential units off set the unrented commercial space.

Mrs. Campagna asks if they are planning to rent the commercial space to more than one tenant. Mr. Mastrocola states they will only rent to one tenant. The space is too small for multiple tenants – 1,000 square feet. They will not sublet their space. Their other South Plainfield property is located on Park Avenue... 1510 & 1550 Park Avenue. Their current office is in Edison - 973 New Durham Avenue. They are in need of less warehouse space with the same office space. They will move out of that office and rent it out.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

Chairman Leonardis would like a clarification... Would Mastrocola Partners agree to:

- Renting to one (1) commercial tenant per one (1) commercial space. Yes
- Three (3) independent garages. They are separated by walls. They are first come, first serve assigned to a residential unit. Yes.
- What can be stored in the garages? Is there a list in the leases as to what can be stored in them? The garages are thirty (30) feet deep. You put a car in 20 feet. Therefore, 15 feet left. Mr. Mastrocola agrees to:
 - No garden equipment.
 - No tractors.
 - No flammable materials.
 - No land scaping storage.
 - No business use/storage.
 - No heavy water users... barbershop, beauty salon, nail shop, massage etc.

Mr. Gustafson requests a clarification of employees. There are two (2) full-time employees which includes Mr. Mastrocola, and a part-time employee. Mr. Mastrocola's father is owner but only participates in the business one (1) to two (2) times a week – six (6) months of the year.

The pick-up is used only when needed. The other full-time employee uses the van which consists of tools and supplies. The van leaves the premises every day and goes to the various properties to do maintenance. The van and pick-up will be parked in the garage.

Mr. Mastrocola is aware that the front door to the residence will not be used on a regular basis. However, there needs to be two (2) egress ways for the residence.

From the audience -- Bob Ackerman – 125 Smith Street, South Plainfield, New Jersey – Planning Board Chairman – asks Mr. Mastrocola about controlling left hand turn in and out. Mr. Clarkin states that the best person to answer is the engineer. However, signs can be used. Mr. Ackerman states from his experience on the Planning Board, signs do not work. He suggests directional curbing. Mr. Ackerman continues... are the garages included in the number of parking spaces? Yes. What if a resident does not want a garage? Per Mr. Mastrocola, if the garage is not rented to a resident, there is parking available in front of the garage. Mr. Ackerman is shown the plans on sheet 2 showing the parking stalls and garages.

From the audience -- Alan Kape – 184 Harrow Road, Westfield, New Jersey - Kape Insurance building – Mr. Kape is concerned with the setback. Recently put signs on the side of his building. However, the proposed building will block the sign. Exhibit A11 – street view of the existing sign on the Kape building – is before the board. Mr. Mastrocola states if the sign is projecting off the wall, it is on his property. The awnings are below the sign. Mr. Slachetka states that it is a relevant issue. The applicant is seeking a large setback variance and it is the applicant's responsibility to litigate.

Thomas J. Quinn – EKA Associates – 328 Park Avenue, Scotch Plains, New Jersey. Engineer since 1997. Has appeared in front of many boards... is sworn in and accepted as a Professional Engineer. Mr. Quinn turns to the plans that are in front of the board to the last page listed as page 1 of 1 (supplemented). The existing structure has a fourteen (14) foot setback. The neighboring structures setbacks are confirmed by Mr. Quinn - Cleaners nine (9) feet and Kape Insurance three (3) feet. He believes that a portion of the sign will be visible but not the whole sign.

Chairman Leonardis asks the applicant if he would allow the Kape Insurance to place a ground level sign through possibly an easement on the applicant's property. He agrees. Mr. Clarkin states that Mr. Kape would be responsible for the sign and to seek the variance for the sign. Mr. Quinn is certain you will be able to see the "KAPE" portion of the sign.

Mr. Slachetka again reiterates that it is the burden of the applicant to adequately address and litigate the matter.

Chairman Leonardis calls for a short adjournment.

Chairman Leonardis calls the meeting back to order.

Mr. Clarkson addresses the Board. After some discussion with Mr. Kape, Mr. Mastrocola has agreed to move the building back two (2) additional feet. Therefore, the building will be moved six and a half (6.5) feet back and the back buffer will go from ten (10) feet to eight (8) feet. Still within the required distance. Therefore, the front yard setback will

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

be ten and a half (10.5) feet and fourteen and a half (14.5) at the driveway entrance and adjacent to the insurance building. Mrs. Campagna questions Mr. Clarkin if the movement of the building will affect the parking. Per Mr. Clarkin, *no... still will have twenty-six (26) parking stalls*. Site plan does not change. Mr. Clarkin states that Mastrocola Partners will install irrigation. However, will not agree too directional curbing. County has passed on it and it is County jurisdiction. Therefore, signs will be put in place. County has given approval and has not limited the access to the site.

Mr. Gustafson questions if you are traveling from Route 287 towards the center of town, where would you place the no left turn signs. Per Mr. Quinn, the signs will be at the mouth of the driveway.

Mr. Quinn addresses the Board using the site plans that are before the Board.

- The building is on a 4,485 square foot footprint.
- The proposed driveway will use one (1) of the two (2) existing driveways... twenty-four (24) foot egress and ingress drive. The other will be removed and proper curbing will be installed. Sidewalks as well.
- Driveway opens up to a parking lot of twenty-six (26) stalls at the rear of the building. The three (3) private garages are being counted as parking stalls. Therefore, twenty-three (23) surface parking stalls. Only one commercial garage is counted as one (1) parking stall.
- Dumpster enclosure – 8' X 20'. Block enclosure with four (4) five (5) foot wooden gate.
- Sidewalk improvement along the front.
- Pavers by the front entrance (residential) to the building.
- One (1) residential entrance and two (2) commercial entrances in the rear of the building. No commercial entrances in the front of the building.
- A four (4) foot sidewalk connecting to the existing front sidewalk to the rear of the building.
- Two (2) parking stalls are handicap accessible.

Mr. Quinn continues addressing the Board with the Grading and Drainage plan on Sheet 3.

- Existing site is 90% impervious coverage. The proposed site is 76% impervious coverage. Therefore, reducing run-off.
- Series of inlets from the parking lot, driveway and building directing the run-off into an inlet in front of the property.

Mr. Quinn continues addressing the Board with the Lighting and Landscape plans on Sheet 4

- Six (6) free standing lights.
 - Fourteen (14) feet high.
 - Downward throw with light spill protection.
 - LED system.
 - Two (2) along the drive - Three (3) along the back – One (1) on the westerly side.
- Six (6) lights on the building.
 - Five (5) along the rear of the building at ten and a half (10.5) feet with downward throw.
 - One (1) above the front entrance at twenty (20) feet.
- Currently, a fourteen (14) foot buffer along the back. Now proposing, eight (8) foot buffer.
- Green Giant Arborvitaes which is deer resistant.
- American Holly's surrounding the dumpster enclosure.
- Evergreen buffer to supplement the fence with flowering trees, Dogwoods, Ardmore Maple, Marchino Cherries.
- Azaleas behind curb line.
- Foundation plants in the front: Boxwoods, Hydrangeas, Peonies, Day Lilies, Comb Flowers, Pixey

Mr. Quinn states that they have received their Freehold Soil Conservation certification and conditional approval from the County.

Mr. Clarkin questions Mr. Quinn using the Najarian Associates Review letter dated July 29, 2016.

- All items on page 4 addressed except handicap parking sign. Per Mr. Quinn, the leader arrow does not point to the location of the sign. That can be corrected.
- 'No Parking' striping in front of the garbage enclosure.

Mr. Quinn addresses the sloping of the handicap curb ramps in the Najarian Associates Review letter. A 1.6% slope will be used for the ramps.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

Mr. Clarkin addresses the Traffic Analysis Comments. He states that there will be twelve (12) more trips generated from the proposed site during peak hours. The peak hours are 7 am to 9 am and 4 pm to 6 pm. Volume of traffic was 496 in the am and 723 in the pm. The County didn't request a traffic study or had any concerns.

Mr. Quinn addresses the Bureau of Fire Prevention review letter dated July 20, 2016. All items requested will be accommodated.

Mr. Bucco requests Mr. Quinn to address pedestrian circulation on the Najarian Associates Review letter. Mr. Quinn states that this is not a walking town. Initial plans did not indicate a sidewalk along the driveway. However, they have added a concrete walkway along the driveway with a depressed curb. Handicap circulation providing stalls closest to the door. The site is equipped with a sprinkler system and Siamese connection on the building. However, the site can accommodate a 37-foot pumper fire truck.

There is no delineation between the commercial parking stalls and the residence parking stalls.

Mr. Clarkin addresses the Traffic Safety Review letter. The applicant believes that one driveway reduces conflicts with pedestrians rather than two (2) driveways. With the building moved back, the sight distance has improved and a traffic study has been submitted. Therefore, no waiver is being requested.

Mr. Slachetka questions with the additional front yard setback can additional plantings in the front be provided. Mr. Quinn states yes... they can maintain the same density in plants.

From the audience - Mr. Ackerman asks facing the building, the driveway is on the right. The building next door has a similar driveway to the right of their property. Is there any fence between the cleaners and the driveway? Mr. Quinn states there's is a green area width of five (5) feet. The cleaners are only one and half feet from the property.

From the audience - A representative from the dry cleaners next door states that there has always been a fence between the two (2) properties and he would like to continue having the fence.

Mr. Gustafson suggests that a fence from the back of the cleaners, along the rear of the property and back up to the recreational area.... A 'U' shape. Mr. Slachetka states since this is a mix use residential property believes this is a good suggestion for the residences who will be living in the building.

From the audience - Mr. Kape asks what will be between his building and the proposed building. Per Mr. Quinn, there is fifteen (15) feet from the proposed building to the property line. There will be grass and Azalea Bushes. Mr. Kape continues... where will snow be plowed. The snow will be pushed to the 15'/10' wide grass area.

Chairman Leonardis questions where the recreation area will be. It will be on the westerly side and will be 15' X 22'. It starts from the rear of the proposed building back.

Lester Nebenzahl – former planner for Borough of South Plainfield – August 25, 2016 has been sworn in. He addresses the Board.

- More than double the minimum lot size.
- Site has 25% more depth then required for the zone.
- Providing an enhanced buffer for the homes in the rear.
- Only developable lot on the block.
- Hamilton Boulevard a main access in and out of the Borough.
- Zoned for the use... however, six (6) residential units proposed. Two (2) units per 10,000 square foot lot is permitted. The lot is 21,000 square feet. Therefore, four (4) units are permitted. Requesting six (6) units.
- All other uses on the ground floor is permitted.
- A redevelopment project with no funds expended by the Borough.

Negative criteria

- Required variance can be granted without a substantial detriment to the public good.
- Visual improvements and land use compatibility is a benefit for the surrounding properties and neighborhood.
- Building in the front with parking in the rear is a superior design then what is normally seen.
- Commercial office use is permitted. Residential use is permitted. Density is exceeded by only two (2) apartments.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 4, 2016

Chairman Leonardis requests a clarification.

- This is one (1) lot. There was a lot consolidation.
- Six (6) two (2) bedroom apartments.
 - One (1) apartment will be an affordable housing unit.
 - Borough will receive two (2) credits towards the housing.

Mr. Gustafson suggests and Chairman Leonardis confirms with Mr. Clarkin that in the lease agreement that Mastrocola Partners state that there are no left turns in or out of the property and is enforceable – Title 39.

Mr. Clarkin confirms that the applicant agrees to put in 45 linear feet of fencing from the rear of the property forward and along the rear property line as suggested previously.

With no further questions from the Board or audience, Chairman Leonardis calls to vote. Mr. Bonanno made motion, seconded by Mrs. Cullen. Those in Favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Gustafson; Mr. Lemos; and Chairman Leonardis. Those Oppose: None

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 10:05 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary