

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
February 7, 2017

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 Adjustments, not to hear any new applications after 10:00 pm and no new witnesses after 10:30 pm.

ROLL CALL:

Present:

**Gino Leonardis, Chairman
Maria Campagna
Cindy Eichler
Frank Lemos, 1st Alternate**

Absent:

**James Gustafson, Vice Chairman
Ken Bonanno
Darlene Cullen, 2nd Alternate
Robert Hughes
David Miglis**

Also attending: Larry Lavender, Esq.; Bob Bucco, PE, CME, CPWM; Marty Truscott, PP, AICP, LEED-GA

MINUTES: (2)

January 17, 2017 Re-Organization Meeting.

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

January 17, 2017 Regular Meeting.

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

RESOLUTIONS: (1)

A. Re-Organization Resolution – January 17, 2017

Mrs. Eichler made motion, seconded by Mr. Lemos to accept the above stated Resolution. Those in Favor: Mrs. Eichler; Mr. Lemos and Chairman Leonardis. Those oppose: None

HEARING: (1 Commercial)

**A. Case # 6-16 -- Peak Equipment, LLC
Block 284: Lots 19 & 24: M-3 Zone
512 New Market Avenue & Dover Place**

The applicant is requesting Preliminary and Final Site Plan with Bulk and Use Variances – Bifurcated. Use Variance approved December 20, 2016. Returning for Preliminary and Final Site Plan.

Walter K. Abrams, Esq. – 2201 South Plainfield Avenue, South Plainfield, New Jersey – attorney for the applicant addresses the Board. Mr. Abrams calls upon Mr. Thomas J. Quinn, CME – EKA Associates, PA, 328 Park Avenue,

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Scotch Plains, New Jersey - who was previously accepted as a Professional Engineer and sworn in at the December 20, 2016 meeting. Mr. Quinn reviews the plans that were submitted with the application which are in front of the Board:

- Proposed single story building.
- Three thousand two hundred fifty (3,250) square foot building.
- Eight hundred (800) square feet of office space. Remainder is warehouse / storage area.
- Twenty foot (20') wide paved driveway.
- Paving extends to the back of the proposed building.
- Paved parking lot with six (6) parking stalls including a handicap stall.
- Large gravel area behind the proposed building.
- Rear of the gravel area is the equipment storage area. Storage of approximately twenty (20) to thirty (30) vehicles.
- Flood Plain boundary.
- Easterly side of property – proposing a ten foot (10') high board on board fence.
- Chain link fence in rear will remain. Adding six foot (6') high chain link fence on the westerly side returning back to the building. Rear area will be secured.
- Rolling gate accessing the area to the rear.
- Providing an easement for sanitary sewer access onto the property. Area will remain green (grass).
- Ten foot (10') wide area of green to the east
- Twenty to twenty-five foot (20'-25') green area behind the proposed building.

Mr. Quinn continues with sheet three (3) - Drainage and Grading Plan:

- Grading in the rear of the property.
- Will cut a portion of the back area to compensate the grading in the flood plan. Regulated by NJDEP.
- Providing detention basin.... One thousand (1,000) cubic feet underground. Will collect run-off from building and parking lot through a trench drain at the mouth of the driveway. Metered out at a slow rate to the existing inlet located west of property.

Mr. Quinn continues with sheet four (4) – Lighting and Landscaping:

- Lighting – three (3) free standing lights in parking lot and driveway area. All downward facing LED lights.
 - Sixteen foot (16') high pole near New Market Avenue.
 - Fifteen foot (15') high pole on the island between driveway and parking lot.
 - Three (3) wall mounted lights at twelve feet (12') high.
- Not intending to light the back storage area.
- Landscaping:
 - Southerly and westerly side of parking lot with Boxwoods. Spaced four foot (4') apart.
 - At the corner, Yoshino Cherry tree.
 - Hydrangeas.
- No planting between ten-foot (10') fence and proposed building. Possibly grass or mulch. Between building and fence limited on sunlight.
- Back green area – may plant three (3) to four (4) shade trees.
- No planting in the sanitary easement other than grass.

Mr. Quinn continues with sheet one (1) of one (1) – Maneuvering Plan:

- Dump truck or pickup truck with a thirty-foot (30') trailer behind.
 - Demonstrates the movement on the site. No need to backup.

Mrs. Campagna asks Mr. Quinn in the area between the proposed building and fence, other than grass, what would you plant? Mr. Quinn states possibly Junipers – low growing planting. Mr. Quinn would like to plant only grass in the area of the sanitary easement – westerly portion of the property.

Chairman Leonardis questions Mr. Quinn:

- Grading of the parking lot. Mr. Bucco states that Mr. Quinn has provided enough spot grades.
- Will the entire parking lot be curbed? Yes... Belgium Block curbing is proposed. Curbing will extend to the back of the building.
- Any signs? The applicant was not sure what type of sign. He will follow what is allowed by ordinance.

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Mr. Lemos questions if there will be a dumpster. Mr. Quinn states yes... there is a 10' X 15' dumpster pad with a wooden enclosure.

Chairman Leonardis requests the review of the Najarian Associates review letter dated January 12, 2017. Mr. Bucco states that the majority of his concerns have been addressed. However, he would like Mr. Quinn to address:

- Page 4 – Grading / Drainage
 - Item 4 – Schedule 80 pipe will be used.
- Page 5 – Landscaping / Lighting
 - Operation of lights:
 - Three (3) free standing lights will be off at Midnight.
 - Wall lights will remain on all night.
 - Irrigation system will be added.
 - Mr. Bucco suggests in the area between proposed building and fence to add Delaware River Stone. Applicant agreed.
 - A two (2) year guaranteed material shown on plans.
- Page 6 - Sanitary Sewer
 - No maintenance will be conducted by the applicant. Outside vender will perform tasks. No effluent material or equipment is required.
- Page 6 – Miscellaneous
 - Architectural Building Elevations – Copies of the actual specifications of the proposed building is given to all Board members.
 - Mr. Pescatore – applicant – states that he did a lot of research for the proposed structure. It is a pole barn type structure with wood framing and steel siding. Added additional windows with two (2) bay doors. Similar to the previous submission with minor changes suggested by the Board.
 - Chairman Leonardis states this is a wood structure with steel siding.
 - Mr. Pescatore states the color of the building will be an earth tone... maybe two (2) tone.
 - Mrs. Campagna asks for a clarification... is this the actual structure that will be built as shown? Mr. Pescatore states yes.
 - There will be no storage of equipment inside the building.

Chairman Leonardis requests a review of the T&M Associates review letter dated January 13, 2017. Before he begins with the review letter, Mr. Truscott asks Mr. Quinn that he stated earlier there would be shade trees planted. How many? Mr. Quinn responds with three (3) shade trees – forty foot (40') on center.

- Page 4 – Design Waiver
 - Per ordinance, a five-foot (5') setback is required for paved areas to property line. A 3.73-foot setback is proposed. Mr. Quinn states that is correct. They have discovered that by adding the little 'jag' allows easier mobility with backing out of the parking space.

Mr. Lemos asks if the applicant is planning to attach a Knox Box. Mr. Quinn states that was not addressed. However, the applicant states he would do so.

Mr. Truscott continues with the review letter:

- Green area and lighting in the rear – addressed.
- Outdoor storage – with six-foot (6') and ten-foot (10') fence on the side is sufficient. The chain link fence in the rear does not have privacy slats. Mr. Quinn states that the rear property line is adjacent to another contractor storage yard. Mr. Bucco states he does not believe that there is a need to add privacy slats. The Board agrees.
- There is no gate in the rear.
- Landscaping – replace hydrangeas with evergreens. The applicant agrees.

Chairman Leonardis would like to know when the applicant anticipates work will be completed. Mr. Quinn states they will need some time to get their NJDEP permits which may take up to six (6) months. It is decided that if work isn't completed by December 2018, the applicant must return to the Board. The applicant agrees.

Chairman Leonardis opens the meeting up to the audience. No questions or comments from the audience.

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With no further questions or comments, Chairman Leonardis calls for a vote for preliminary and final site plan. Mr. Lemos made motion, seconded by Mrs. Eichler. Those in favor: Mrs. Campagna; Mrs. Eichler; Mr. Lemos; and Chairman Leonardis. Those oppose: None.

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 7:45 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary