

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
June 4, 2019

Vice Chairman Gustafson 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, The Courier News, The Star Ledger 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:

James Gustafson, Vice Chairman
Ken Bonanno
Maria Campagna
Darlene Cullen
Cindy Eichler
Frank Lemos
April Wasnick, 1st Alternate

Absent:

Gino Leonardis, Chairman
Joseph Scudato, 2nd Alternate

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

MINUTES: March 19, 2019

Vice Chairman Gustafson calls for a motion to **approve** the above listed Minutes. Mrs. Campagna made motion, seconded by Mr. Lemos. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick and Vice Chairman Gustafson. Those oppose: None.

RESOLUTIONS: None

HEARING:

**A. Case #06-19 -- Christian & Tisha Villagomez
Block 431: Lot 2: R-10 Zone
1600 Peek Street**

The applicant is requesting to construct a 24' X 29' X 15' attached two-car garage with a breezeway that requires *bulk variances*. Variances being requested: *Front Yard Setback*: Required: 30' – Proposing: 20' 8" - Variance: 9' 4"; *Side Yard Setback*: Required: 8' – Proposing: 5' - Variance: 3'.

Christian Villagomez - 1600 Peek Street, South Plainfield, New Jersey - Applicant and owner of the property is sworn in. Would like to add a two (2) car garage. The garage is approximately ten feet (10') forward of the property in the front and five feet (5') from the side property line. Vice Chairman Gustafson reiterated that the Applicant would like to erect a two (2) car attached garage, that requires a front yard and side yard setback variance.

Vice Chairman Gustafson questioned the Applicant:

- Will be 28.4' by 29'.
- Matching shingles to the existing house.
- Small storage area in the attic.

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- No room above the garage.
- Garage will be forward of the house.
 - Pool in the area.
 - No play area for the kids.
- Survey before the Board does not show pool.
 - Pool is to the left of the house... Where the garage would be.
 - Twenty-four foot (24') round above ground pool.

Mr. Lemos questioned Mr. Villagomez:

- Pool is approximately five feet (5') from the house.
- Is 'center' of the garage.
- Is approximately five feet (5') from the fence.
- Chain link fence currently. Will install vinyl fence once garage is built.

Mrs. Cullen asked for the placement of the shed. Mr. Villagomez stated in the back left corner... behind the pool. The Pavilion is right to the house... not attached to the house.

Vice Chairman Gustafson questioned Mr. Villagomez:

- Neighbor to the left... Proposed garage faces the neighbors back yard. The neighbor faces Somerset Street.
- Only house facing Peek Street.
- No sidewalks on street.
- No window facing neighbor to the left.

Mrs. Campagna asked about the breezeway. Mr. Villagomez stated it will be a 'hallway' between living room to proposed garage. Area for storage with window. Breezeway will be 6' x 9' with window.

Vice Chairman Gustafson asked Mr. Villagomez if he accepts as a condition of approval that the garage nor the breezeway will have a second floor addition. Mr. Villagomez agreed.

Mr. Lemos asked regarding the fence on the right side of the house. Mrs. Campagna explained to Mr. Lemos that the property is a corner lot and the fence cannot go into the sight triangle. Mr. Lemos did not realize it is a corner lot.

Vice Chairman Gustafson opened the discussion to the public. No questions or concerns.

Vice Chairman Gustafson stated that looking at the front of the house, knowing that the neighbor to the left is a backyard and the right is a street - a corner lot - not having a second story, twenty feet (20') to the front property line, room for four (4) cars... two (2) in the garage and two (2) in the driveway, with conditions previously discussed, Vice Chairman Gustafson called for a motion of **approval**. Mrs. Campagna made motion, seconded by Mrs. Cullen. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick and Vice Chairman Gustafson. Those oppose: None.

**B. Case #38-18 -- Jain Vishwa Bharti of North American, Inc.
Block 267: Lot 9: HDD Zone
155 Front Street**

The applicant is requesting an *Amended Preliminary and Final Site Plan with Conditional Use and Bulk Variances* to construct two two-story additions – 590 square feet and 1,488 square feet.

Vice Chairman Gustafson announced that the Applicant will not be heard due to improper notice. Mr. Lavender confirmed that the notices that were published had insufficient information. The Applicant has re-scheduled for July 2, 2019 and will provide new notices. Vice Chairman Gustafson advised the audience of the above.

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C. Case #01-19 -- DCD Capital, LLC
Block 523: Lot 2.02 & 2.03: OPA-1 Zone
401 Durham Avenue & 120 McKinley Street

The applicant is requesting a *Preliminary and Final Site Plan* with a *subdivision* that requires *bulk variance* to construct a four-story, 96,750 square foot storage unit building along with a *use variance* for a billboard.

Christopher Erd - Norris McLaughlin & Marcus, PA, 400 Crossing Boulevard, 8th Floor, Bridgewater, New Jersey - Attorney for the Applicant addressed the Board. Representing DCD Capital, LLC for Block 523 Lot 9, 2.02, 2.03. Part of the property is owned by Progressive Insurance and another part of the property is owned by the Dotoli family. In the OPA-1 zone. Asking for D variances. Would like to realign property lines. Taking a piece of Progressive property and joining with the Dotoli family lot to create one (1) lot. Progressive lot size would be reduced. Would like to construct a three (3) story self-storage facility with a billboard designed for Route 287. Will do in two (2) phases... Billboard and self-storage facility on the same property... does not want to hold up getting a CO for the storage facility for the billboard which will done at different times. Self-storage and billboard will be on Lot 2.02 and Lot 2.03 will be Progressive. There is a little confusion in the Assessor's Office and the tax maps. Will review shortly. The self-storage facility will have a footprint of approximately 24,380 square feet with a total interior space of 96,750 square feet. Existing non-conforming residential structures on the property will be demolished. Three (3) different D variances required... D1 for the self-storage facility which is not permitted in the zone... D6 for exceeding maximum height by ten feet or 10% - exceeding by several feet... D3 billboard which is permitted conditional use but cannot meet some of the conditions. Requesting C1 variance - hardship and C2 variance - flexible C. Front yard setback, impervious coverage, height, number of facade signs and area of the facade signs. Will discuss parking... no standard for parking but proposing nine (9) stalls - two (2) for ADA. No on street parking... a concern be the Police Department and Board Professionals. Requesting several design waivers, curb radii exceeds the Ordinance, not sufficient room for walkway buffering, curb cut too close to property line. Several checklist waivers for traffic impact study, recycling plan and copies of easements and restrictions. They are in lieu of the title report which is shown on the plans. As a condition, would include all on the plans. Has received eleven (11) Professional reports... some Completeness, some memos. Does not intend to go line by line of all reports. Will go through the application and have the Board ask questions and listen to their input. Between this meeting and the next meeting, will try to address all Professional comments either at the meetings or by letter. Has October, February and April reports from the Fire Marshall.... February Engineering report and Environmental Commission report.... February and April Police Department report.... April Engineering report and completeness report.... May 30 received first planning report.... Additional Environmental Commission report for May. Would like to receive any additional reports if any prior to the next meeting. Believes the self-storage facility will be an asset to the community with the many apartment dwelling units in the area and small businesses in the area. Billboard is primarily for Route 287 viewing... fifty feet (50') above Route 287. Would be used for the self-storage building and businesses. Had some issues obtaining 200 foot list. Discussing block 523 Lots 1, 2, 2.02 and 2.03. Those are the lots listed in the Assessor's Office. Those lots are based on an unperfected subdivision. Technically, those lots were not created even though they are on the tax maps. The old lot numbers were 1, 2, 2.01, 3, 4, 5. Lots 2.01, 3, 4, 5 are shown on the tax map as lots 2.02 and 2.03. All according to conversations and emails with the Tax Assessors office since the submission of the application. Have witnesses Bill Davidson - representative of the perspective owner... Gretchen Elton - Architect... Mario Iannelli - from Dewberry - Civil Engineer.... Gary Dean - traffic... Christine Nazarro-Cofone - Planner. Do not intend to call the surveyor to testify. However, is available.

William Davidson - 1200 Route 22 East, Bridgewater, New Jersey - is sworn in. Mr. Davison addressed the Board:

- Managing partner - DCD Capital, Applicant.
- Evan Parsons and Steven Davidson - partners and co-managers.
- Real Estate investor and developer for fifteen (15) years.
- Own properties in eight (8) states... retail, industrial, residential and hotel.
- A number of projects currently ongoing in New Jersey for self-storage and hotels.
- Prior to real estate, Food Town supermarket operator in Central New Jersey for twenty-five (25) years.
- Developed pet food chain - Pet Food Giant. Locations in New Jersey and Pennsylvania.
- Sold supermarket business to A&P and pet store to Pet Smart in late 90's.
- Evans background:
 - Architect.
 - Purchased mixed use buildings with uncle in Central New Jersey.
- Son, Steven Davidson background:
 - Joined from institutional investment business approximately three (3) years ago.

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- Spent ten (10) years as banker and private equity professional at Morgan Stanley and Carlisle Group.
- Developed Wood Springs Hotel on Hamilton Boulevard in South Plainfield, New Jersey in 2017.
- Proposing to build a self-storage facility on property that currently is under contract on the corner of McKinley and Durham Avenue.
- Adjacent to Progressive Insurance facility.
- Seeking approval for a highway build board that intend to lease to a National Build board companies.
- Need for self-storage in the area.
- Will build a modern, state of the art climate control facility.
- Will use management company Cube Smart.... manages over nine hundred (900) self-storage facilities.
- Feels best use of this land.
- Less automobile traffic.

Gretchen Elton - 150 North Hartley Street, Suite 600, York, PA - is accepted as a Professional Architect and is sworn in. Some confusion on name. Application submitted as Weaver. Has since married. Now Elton.

Using Exhibit A1 - first floor plan of facility dated November 28, 2018 - Sheet A101:

- Front facade faces McKinley Street.
- Office in corner... most prominent corner.
- Two (2) points of loading area - one on each side directly in front of the elevators
- Sliding doors with breakaway panels for egress.
- Two stair towers on each corner.
- Back drive-up areas are unconditioned space.
 - Garage doors.

Using Exhibit A2 - second floor plan of facility dated November 28, 2018 - Sheet A102:

- Same footprint as first floor.
- All conditioned spaces.
- Two (area) of display.
 - Glass with fake roll up doors for advertising.

Using Exhibit A3 - third floor plan of facility dated November 28, 2018 - Sheet A103:

- Third floor same as second floor.
- Same display.

Using Exhibit A4 - elevations dated November 28, 2018 - Sheet A200 and Exhibit A5 - material board. Type of facade material and color.

- Two (2) color of CMU.
- Three (3) different colors for metal siding - flat.
- One (1) grey textured siding. Horizontal ribbed siding.
- Aluminum store front.
- Trying to follow brand colors as best as can.

Presented Exhibit A6 - rendering from McKinley Street dated November 28, 2018 - Sheet G100:

Mr. Erd requested that the sample material board be passed to the Board Members. Vice Chairman Gustafson accepted the request.

Mrs. Elton continued...

- Fully sprinklered building.
- Security cameras throughout building:
 - Camera at each loading area.
 - Several in the office.
 - One (1) in front of the elevator on each floor.
 - Can track who is in the building.
- Staff is required to walk the facility several times a day to take note of odors, smoke, fluid out of storage unit etc.
- Keypads at loading doors. Will allow customers in during off hours.

Mrs. Campagna asked regarding condition spaces and unconditioned spaces. Mrs. Elton stated that the drive-up units in the rear are unconditioned space.... Not air conditioned. Inside is air conditioned.

Mrs. Wasnick asked how many total units. Per Mrs. Elton, eight hundred forty-eight (480) units. Different sizes spread out on each floor.

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Mr. Slachetka asked regarding the fake doors in the windows and how will they be used. Mrs. Elton pointed to Exhibit A6 - just doors. Mr. Slachetka asked if there is intend for signage. Mrs. Elton stated just the doors. Mr. Slachetka asked if the doors are active. Mrs. Elton stated nope... fake doors. Mr. Slachetka asked if how much of the design was influenced by the owner. Mrs. Elton stated none. Mr. Erd stated there could be different user that would not have to redesign the site.

Vice Chairman Gustafson asked if the color of the building a generic color or a branded color. Mrs. Elton stated the color is regular red... but looks similar to Pantone Red.

Mr. Slachetka stated this is a Gateway to South Plainfield. Architectural design is important for the positive components of this application.

Mario Iannelli - Dewberry Engineers - Senior Associate and Land Manager - 600 Parsippany Road, Suite 301, Parsippany, New Jersey – is accepted as a Professional Engineer and sworn in. Mr. Iannelli presents Exhibit A7 - Aerial of the site dated May 11, 2018 (listed as Exhibit 1 on sheet) and Exhibit A8 - Landscape plan rendering November 12, 2018 - Page C108.... Same as in the application submission but in color. Mr. Iannelli addressed the Board Members:

- Block 523 Lots 1, 2, 2.01, 2.02, 2.03.
- Six (6) acres.
- Points to Exhibit A7, the location of Progressive Insurance.
- Progressive Insurance was approved in 2008, with a detention basin.
- Small isolated wetlands in the rear... west side of the basin.
- Site developed... Progressive and two (2) homes.
- Two (2) driveways - 75' and 100' from Durham.
- Elevation from seventy (70) to eighty (90).
- Wetlands .4 acres.
- Met with DPE early 2018.
- Using Exhibit A8 - driveway will be seventy-five feet (75') off curb line of Durham.
- Two-way.
- Nine (9) parking stalls.
- Office.
- Gated entrance to rear. One-way loop.
- Second driveway is one way out.
- Building footprint approximately thirty-two thousand (32,000) square feet.
- Combine stormwater from Progressive site and application site using same detention basin.

Mr. Erd stated need a variance for one of the driveways. Mr. Iannelli stated that the driveway needs to be one hundred feet (100') from intersection... proposed driveway will be seventy feet (70').

Mr. Iannelli continued...

- First driveway is in and out. Majority of the traffic will be coming out at the second driveway approximately two hundred feet (200').
- Designed site for access and moveable.
- Sheet C110 - shows turning radius for a forty-foot (40') vehicle.
- Driveway in rear is thirty feet (30') wide.
- Drainage... permit to fill has been issued.
- DEP confirmed an isolated wetland. No endangered species.
- Isolated since it does not drain into anything.
- Drainage pattern has been maintained.
- Water line down McKinley. Met with NJ American Water company who advised they wanted a line from South Ave down McKinley. However, when visited site today, water lines being installed.
- Will relocate sanitary lines. New easement and sanitary connection on eastern side of building.
- Adequate pressure of the water.
- Will extend water main on two (2) properties.
- Grading - four percent (4%) or less grade. Handicap parking is two percent (2%).
- Lighting - proposing six (6) lights. Sheet C107.
 - Will put shields on per Professionals request.
 - Fifteen (15) to twenty (20) feet in height.
 - Shoebox.

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- Landscaping - tree line on McKinley.
- Dumpster - easterly corner.
 - Evergreen screen with board on board fencing.
 - Vice Chairman Gustafson asked Mr. Iannelli if the dumpster can be seen from Route 287. Mr. Iannelli stated he does not envision that.
- Adding color along Durham Avenue.
- Lower grading on corner... better sight triangle.
- Billboard - using Exhibit A8 - found four (4) billboards in one (1) mile.
 - Seeking variance.
 - Seeking height variance.
 - Vice Chairman Gustafson stated Route 287 elevation is one hundred sixteen (116) and dumpster is eighty (80).
 - Variance - Proposing billboard height as one hundred sixty-six (166)... permitted is one hundred fifty-six (156).
 - Variance - Fifty-foot (50') setback from any property line is required. Proposing 15.5' setback.
 - Billboard - 48' X 15' - elevation ninety-one (91) and seventy-five (75) feet from that point.
- McKinley 'jogs inward' on tax map. Meets setback except where the 'jog' is.
 - Vice Chairman Gustafson asked if curb improvement is needed. Per Mr. Iannelli, not proposing any. Curb not 'jogged in'.
- Variance - Building height - 35' permitted - proposing 39.5' proposed.
- Will correct the subdivision... approved but not perfected.

Mr. Erd stated that there are additional questions and comments in Mr. Bucco's and Mr. Slachetka's report. Mr. Iannelli will address them with the Professionals prior to the next hearing.

Mr. Iannelli stated will reach out to the Professionals and go through the reports 'point by point'. Vice Chairman Gustafson stated that would be acceptable. However, would like to go through operational items.

Mr. Slachetka stated that Exhibit A7 - Aerial is not up to date. Vice Chairman Gustafson acknowledges the same. Missing key facts... changed dramatically within the last year. Mr. Iannelli stated uses SID Aerials.... DEP offered aerial - dimensional to scale. Google is more current but not dimensional.

Mrs. Elton addressed the operation information:

- Office hours - Monday through Saturday - 9 am to 6 pm. Sunday 11 am through 3 pm.
 - Two (2) full-time and one (1) part-time employee.
- Keypad access - available 6 am to midnight - 7 days a week - 365 days a year.
 - Office will review video footage.
 - Access revoked for non-payment of unit.

Mrs. Cullen asked if there is any security. Per Mrs. Elton, camera's and keypad access.

Vice Chairman Gustafson asked if there are items that cannot be stored. Mrs. Elton stated that when a customer signs an agreement they receive a list of items that are not permitted to store.... chemicals, gasoline etc. Including the unconditional space. Vice Chairman Gustafson asked if lawn mowers are permitted. Mrs. Elton believes not. Mr. Erd stated that the entire facility will be sprinklered. Vice Chairman Gustafson asked if the Applicant opposes a condition that they cannot rent to a landscaper. Mr. Erd stated he must speak with the Applicant. Vice Chairman Gustafson continued.... South Plainfield has no contractor storage yard. Does not want trailers traveling around the facility.

Mr. Slachetka asked if contractors will be permitted to store any equipment. Mrs. Elton stated that is up to the operator and owner. Mr. Erd stated that will be discussed between now and the next hearing.

Mrs. Cullen asked who is monitoring the cameras after hours. Mrs. Elton stated Cube Smart. National brands usually have an offsite monitoring company.

Vice Chairman Gustafson asked if there will be outside storage availability. Mrs. Elton stated no. Vice Chairman Gustafson stated the Board will probably make that part of the resolution that no item can be stored outside of the facility.

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Vice Chairman Gustafson asked if the lights are on motion sensors. Mrs. Elton stated outside lights will not be... dusk to dawn. Inside lights will be.

Vice Chairman Gustafson asked in the window advertising area, will there be banners stating '50% sale, wavy guy, etc'. Mrs. Elton stated no. Mrs. Cullen asked no advertising. Mrs. Elton stated no advertising in the display area. Vice Chairman Gustafson stated that should be discussed with the Applicant... will be a condition if application is favorable.

Mr. Slachetka questioned if vehicles can access the inside of the building. Mrs. Elton stated a person would park at one (1) of the loading points to off load or load vehicles. It does have a canopy. Then the vehicle would be removed and parked in one (1) of the parking stalls. Mr. Slachetka asked if there is only two (2) loading doors and there are eight (8) people looking to load or unload how will that be handled. Mr. Erd stated the traffic export is present and better addressed by him. Vice Chairman Gustafson agreed.

Vice Chairman Gustafson asked if a person parked in the loading area by the nine (9) stalls wouldn't that person be blocking the gate for circulation. Mrs. Elton stated that was noted on the reports. There is confusion between her plan and Engineering plan. Mr. Bucco stated he noted that in his report. Mrs. Elton stated they will address this between today and the next hearing.

Vice Chairman Gustafson stated that the unconditioned area has enough room for vehicles to go around whether the vehicle is perpendicular or parallel.

Mrs. Eichler asked regarding the unconditional area... vehicles pull up load or unload in front of the garage? Mrs. Elton stated correct.

Vice Chairman Gustafson asked regarding refuse... How are items being removed and disposed? Mrs. Elton stated the dumpster is for internal use. Customers can use the receptacle for a fee and must be scheduled. It is in the agreement... items a customer brings is responsible to dispose of offsite. Otherwise, they will receive a bill. Vice Chairman Gustafson asked if someone comes at 11:45 pm and leaves items outside... on a windy night and items are blowing around. Who would clean up? Mrs. Elton stated the manager who arrives that morning. That would be the first thing they would do... clean up the mess.

Vice Chairman Gustafson stated that the site was once a junkyard. Took many years to clean up. Does not want the site to return to the same. Also, Gateway now. Has anyone thought about moving the dumpster? Mr. Erd stated this is not a question for this witness... more of the Engineer. Mr. Iannelli identified the dumpster area with a six foot (6') board on board fence with Evergreens. Can change the type of Evergreen. Location is correct location for movability. Cannot move towards the sanitary easement area. Can plant taller trees. Small dumpster area. Closed on top. Vice Chairman Gustafson is concerned on a summer day, Route 287 ramp is backed up onto the highway, people will smell and see the dumpster.... For fifteen (15) minutes. Mr. Iannelli stated can address the issue with larger plantings. Will address and have an enhanced landscaping plan upon their return. Vice Chairman Gustafson asked what the height of the board on board fence will be. Mr. Iannelli stated six feet (6').

Vice Chairman Gustafson asked regarding the buffering area, grass area... sod, stones etc. Mr. Iannelli stated proposing a lot of lawn area, ornamental trees and color. Do not want to have a manicured lawn. More residential look. Can add some seasonal color. Vice Chairman Gustafson asked if grass will be up to the trees. Mr. Iannelli stated no, there will be a bowl around with mulch. Vice Chairman Gustafson asked if the trees along McKinley Avenue will only have grass. Mr. Iannelli stated no... they will have mulch. Not a lot of 'beds. Some low plantings. Most part will keep lawn and trees. Chairman Gustafson asked if there will be irrigation. Mr. Iannelli stated that trees will have to be guaranteed for two (2) years and will have to confirm with the owner if a permanent irrigation system will be installed. Vice Chairman Gustafson asked if this is a lease. Mr. Iannelli stated yes. Mr. Davidson corrected Mr. Iannelli by stating will develop themselves, own the property and building but managed by Cube Smart. Mr. Davidson stated that it is his intention to keep a well maintain landscape. Irrigation system will be determined by those who will recommend the type of planting and the requirements to maintain them. Vice Chairman Gustafson asked Mr. Davidson if he is willing to have a maintenance plan in the resolution that the landscape will be well maintained, irrigated and mowed. Mr. Davidson stated yes.

Vice Chairman Gustafson stated did see a comment from the Fire Department regarding sprinklers. Has not seen a comment regarding turning radius. Asked if the Fire Department has reviewed the layout that is presented to the Board. Mr. Iannelli stated it was submitted with the application and they received the truck templet from the Fire Department. Vice Chairman Gustafson stated he sees that the truck runs over some of the curbs and does not know if that is common.

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Mr. Erd stated that the most recent Fire Marshall letter was April 21, 2019. Mr. Iannelli stated done by auto turn... it is conservative. Vice Chairman Gustafson asked Mr. Bucco if he is comfortable. Mr. Bucco stated that his concern is that his letter came out on May 15, 2019 and the Fire Marshall came out before then.... Has same concern. Mr. Iannelli will double check with the Fire Marshall.

Mr. Slachetka asked if there is a fire and people leave their vehicles around the building, will that impact the fire trucks. Mr. Iannelli stated that he believes there is room but will double check. If someone is accessing the unit will be next to it.... Thirty foot (30') wide area. Will coordinate with Fire Marshall but does not see a problem.

Mr. Lemos asked if the driveway is on Durham Avenue. Using Exhibit A7, Mr. Iannelli indicated the driveways are on McKinley. Mr. Lemos asked upon exit, can someone go left and right. Mr. Iannelli stated yes. Mr. Lemos continued... there is a lot of traffic in the area. Vice Chairman Gustafson reiterated that the driveways are on McKinley. At Durham Avenue, there is no left-hand turns permitted currently by code. Very light traffic on McKinley.

Gary Dean - Doyon and Dean - 181 West High Street, Somerville, New Jersey - is sworn in and is accept as a Traffic Engineer. Mr. Dean addressed the Board:

- Reviewed Borough's Zoning Plan.
- Subject property is at the corner of Route 287 Northbound exit, Durham Avenue and McKinley Street.
- Undeveloped except two (2) dwellings.
- On the Planners review letter, it indicates that a twenty-four thousand (24,000) square foot office building is being constructed which is not the case. Mr. Slachetka agreed... an error.
- In the zone, a variety of office spaces are allowed including medical offices and clinics. Also, schools are permitted.
- Thirty percent (30%) impervious coverage.
- Compared several uses to what is being proposed:
 - Office building – forty-five thousand (45,000) square feet - three (3) stories - need two hundred ten (210) parking spaces.
 - Medical office - per ordinance, need more parking required – forty thousand (40,000) square feet.
 - School – sixty thousand (60,000) square feet.
 - Smaller uses in square feet but need more parking.
- Institute of Transportation Engineering (ITE) data used.
- Office building, permitted use - five hundred (500) trips generated. Peak hour fifty-five (55).
- Medical office - one thousand five hundred (1,500) trips generated. Peak hour one hundred ten (110) in the morning and one hundred twenty (120) in evening.
- Schools - morning peak two hundred (200) in morning and sixty (60) at night.... One hundred fifty (150) though out the day.
- Self-storage - design to store business effects, personal effect, merchandise, documents etc.
- Mr. Erd asked Mr. Dean to explain peak hours.
 - Peak hours are the hours that are the busiest:
 - Morning is 8 am to 9 am.
 - Evening is 5:15 pm to 6:15 pm.
- Self-storage per ITE is one hundred fifty (150) per day.
 - Peak hour in am - eleven (11).
 - Peak hour in pm - sixteen (16)
- Lowest traffic generator.
- Using Exhibit A8:
 - McKinley a low traffic street.
 - Saw sixty (60) cars all morning.... One (1) per minute.
- In the evening, one hundred twenty (120).
 - Exiting traffic - no left turn.
 - In AM - eight (8) vehicles.
 - In PM - eleven (11) vehicles.
- Finds design appropriate for vehicles... including emergency vehicle.

Vice Chairman Gustafson questioned Mr. Dean:

- Is there enough room to move around when a vehicle is in the gated area, parked along the building and off-loading? *A fire truck is eighteen feet (18) wide and a car that is parked, that is twenty-six feet (26') and the isle width is thirty feet (30'). Plenty of room. Believes it is appropriate.*

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- Are the nine (9) parking stalls sufficient? *Yes... According to ITE, seven (7) spaces are required. There are two (2) handicapped spaces proposed. Under code, only one (1) is required. Unless the owner wants two (2) handicap space, one (1) can become a regular parking space.*
- What is the peak hour? *There is none. It is a steady slow use all day. Saturday are a little busier for residences.*
- Is there a que of cars on McKinley? *No... not at all.*

Mrs. Campagna asked where the exit off Route 287 is in relationship to the entrance of the facility. Using Exhibit A7 - Mr. Dean shows the off ramp of Route 287 and the entrance on McKinley. Distance between the ramp and McKinley is approximately two hundred feet (200'). The proposed driveway is off of McKinley.

Mr. Bucco stated that the Applicant requested a waiver from Traffic Impact Study for all the reasons Mr. Dean stated. Did not do a formal traffic review of what Mr. Dean testified. If the Board is satisfied then good. If not, would like the opportunity to put that in a report to have his traffic engineer review. Vice Chairman Gustafson stated it is less intense review. Mr. Dean will share the numbers with Mr. Bucco. Mr. Bucco stated the Board is more concerned about the maneuverability of safety equipment than the traffic. Would like to look at the data. Vice Chairman Gustafson asked the Board Members if there are any concerns in doing so. All Board Members agreed to have Mr. Bucco review the numbers.

Mr. Erd asked if they have received the waiver that was requested for a Traffic Study. Vice Chairman Gustafson stated yes... unless something comes back from Mr. Bucco having some contradiction.

Mr. Slachetka requested that Mr. Dean provide the 'chart' of numbers to the Board for their record. Mr. Dean agreed.

Mr. Erd requested a recess. Board agreed.

Vice Chairman Gustafson calls to order the hearing.

Mr. Erd stated that they have decided not to have their Planner testify. Requesting an adjournment to July 16, 2019. Would like Applicants experts to speak with the Board's exports prior to this meeting.

Mrs. Campagna asked for the dimensions of the building. Vice Chairman Gustafson stated it is one hundred feet (100') on one side - Progressive.... Two hundred twenty-five feet (225') on another side - McKinley Avenue... one hundred seventy-five feet (175') across the front - Durham Avenue... Jog towards Durham Avenue is ninety-five feet (95')... jog back to Route 287 is seventy-five feet (75') and along Route 287 is one hundred thirty feet (130').

Mr. Erd asked if any further notices are required. Vice Chairman Gustafson stated no further notice is required.

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 10:05 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary