

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
October 6, 2020

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, The Courier News and The Star Ledger 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
James Gustafson, Vice Chairman (arrived 7:13 pm)
Ken Bonanno
Maria Campagna
Cindy Eichler
Frank Lemos
Joseph Scudato, 2nd Alternate
April Wasnick, 1st Alternate

Absent:

Darlene Cullen

Also attending: Alex Fisher, Esq.; Stanley Slachetka, PP, AICP; Peter Ciliberto, PE, John Ajar, PE

MINUTES:

July 7, 2020

Chairman Leonardis called for a motion of *approval* of the above-mentioned Minutes. Mrs. Campagna made motion, seconded by Mr. Scudato. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Wasnick and Mr. Scudato. Those oppose: None

July 21, 2020

Chairman Leonardis called for a motion of *approval* of the above-mentioned Minutes. Mrs. Eichler made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler and Mrs. Wasnick. Those oppose: None

RESOLUTIONS:

- A. Case #09-20 – John Remero
Block 35: Lot 3: R-7.5 Zone
1403 Central Avenue**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Campagna made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

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**B. Case #16-19 -- Guy Moretti
Block 399: Lot 3: R-10 Zone
Kosciusko Avenue**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Campagna made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

**C. Case #02-20 -- 150 Durham Realty, LLC
Block 535: Lot 11: OPA-1 Zone
212 Durham Avenue**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Campagna made motion, seconded by Mr. Lemos. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

**D. Case #04-20 -- Deer Out, LLC
Block 472: Lot 19: M-3 Zone
330 Shevchenko Avenue**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Campagna made motion, seconded by Mrs. Eichler. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

**E. Case #05-19 – JBL Electric, Inc
Block 308: Lot 27: M-3 Zone
3001 South Clinton Avenue**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Eichler made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

**F. Case #10-20 – Denise Sbailo
Block 173: Lot 28: R-7.5 Zone
139 Robert Place**

Chairman Leonardis called for a motion of *approval* of the above-mentioned Resolution. Mrs. Eichler made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None

HEARINGS:

**A. Case #14-20 – Angelo Pascale
Block 152: Lot 58: R-7.5 Zone
225 Ledden Terrace**

The applicant is requesting to construct a 24' X 30' detached garage that is over the permitted 576 square feet in the zone. Maximum – 576 square feet – Requesting 720 square feet – Variance - 144 square feet.

Chairman Leonardis announced that this case is being carried and read an email from the applicant dated October 4, 2020:

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'Joanne, Hello, thank you for all the help so far along with this process. So, unfortunately Mrs. Mary Margrett from the assessor's office did not send out the addresses on time, of which I finally received after paying for the list to be hard copy, and then magically at the same time it was emailed to me. Leaving me on Monday to send out the slips for mail would have been in violation of South Plainfield rules for the meeting to be more than 10 days prior to the hearing. Which leaves us with, when is the next meeting? November? And then I'll need another copy of the form to fill out for the certified letter/200' list. Can you email it to me or do I need to pick up hard copy in person? Thank you very much. Sincerely, Angelo Pascale.

Chairman Leonardis announced the arrival of Vice Chairman Gustafson at 7:13 pm.

**B. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard**

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a 10,300 square foot retail building and 55,237 square foot warehouse.

Walter Toto, Esq. – 317 Forsgate Drive, Monroe Township, New Jersey – Attorney for Applicant addressed the Board. He is replacing Walter Abrams, Esq. who had since retired. The Applicant is 2271 Hamilton LLC, Lot 1 & 2, Block 390, M-3 industrial zone. Did provide notices last month. Board has had jurisdiction back in December 2019. Had heard testimony.... January 2020 as well. Due to the Pandemic, renoticed. Mr. Fisher and Joanne have been provided the notices. December 2019 hearing, Mr. Bakshi, Shamas Tahli, Shrinatu Kotoawala and Jim Higgins all testified. Retail is not permitted in the M-3 zone. Returned in January 2020 with revised plans. Mr. Kotoawala and Mr. Trapman testified. Returning with further revisions suggested by the Board and Board Professionals. Planning to call on Mr. Kotoawala. Mr. Bakshi and Mr. Trapman are present. Mr. Higgins is available by phone if needed. Will address Mr. Bucco's report. Agreed with report but will have the Applicant's Engineer review the letter as well as Mr. Slachetka's review letter that was issued today.

Shrinatu Kotoawala, Applicant's Engineer, is advised that he is still under oath.

Vice Chairman Gustafson apologizes for being late. Asked if the revised plans are before the Board Members. Vice Chairman Gustafson asked for the date of the revised plans. Per Mr. Kotoawala, September 2, 2020.

Mr. Kotoawala addressed the Board Members. Has two (2) Exhibits. Exhibit A2 – Rendering Dated December 3, 2019... Exhibit A3 – Color Map dated September 2, 2020.

Chairman Leonardis asked if the changes on the revised plans have been 'bubbled out'. Per Mr. Kotoawala, no. Will review the changes.

Mr. Kotoawala stated the fencing has been added. Will be board on board – six feet (6') in height. On easterly side, would like to keep existing fence. Will continue with board-on-board fence... so double fence.

Mr. Toto stated that there is a list of changes in Mr. Slachetka's report on page 2.

Mr. Kotoawala began reviewing the plans. Northern property line increased buffer to thirty feet (30') which reduced the warehouse to fifty-one thousand seven hundred fifty-nine (51,759) square feet. Retail is increased to ten thousand four hundred twenty-eight (10,428) square feet. Warehouse reduced by approximately six thousand (6,000) square feet and increased retail by four hundred fifty (450) square feet.

Vice Chairman reiterated... decreased the warehouse and increased retail. Mr. Kotoawala agreed. Vice Chairman stated that the Board requested a decrease in both, not increase. Mr. Toto asked Mr. Kotoawala if the increase in size is necessary. Mr. Kotoawala advised that the orientation of the drive-thru has changed and trash moved. Trash collection area was against the building... now moved to other side.

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Mr. Kotoawala moved the trash collection away from the property line. Believed provided enough trash area.

Chairman Leonardis questioned the five (5) trash collection binds for both warehouse and retail. Per Mr. Kotoawala yes. Has room for ten (10) bins... but expecting only five (5).

Mr. Kotoawala continued... drive-thru lane is two hundred seventy feet (270'). Added cuts in the drive-thru curb to allow a way out of the line. Fire line around building has been added per Fire Marshall recommendation.

Chairman Leonardis stated that there were requests regarding the que lane, landscaping, lighting etc. Mr. Kotoawala stated as requested, updated all landscaping.... Sheet 5 of 10. Along Hamilton Boulevard, created screening with shrubs. Trees that were not suitable were changed.

Chairman Leonardis asked regarding que traffic on Ryan Street. Mr. Kotoawala stated the Traffic Engineer had testified. Will have arrows on the ground directing to warehouse, drive-thru or retail. Chairman Leonardis questioned labeling the lanes on the ground. Mr. Kotoawala stated on sheet 3 of 10.

Chairman Leonardis questioned signage at the location. Does not believe writing it on the ground is most effective. Per Mr. Kotoawala, ground mounted sign can be added. Can shift ground mounted sign and add directional signs.

Vice Chairman Gustafson questioned the entrance off of Ryan Street. Mr. Kotoawala stated moved easterly. Mr. Toto stated added more parking near retail. Vice Chairman Gustafson asked what is the new queuing.... Gateway and traffic issues. Mr. Trapman stated two (2) 70' WB62 can stack on Ryan before spilling onto Hamilton Boulevard. Vice Chairman Gustafson asked if any would be 'semi turned' onto Hamilton Boulevard. Per Mr. Trapman, all on Ryan Street. Per trip generation, the most per cycle. Vice Chairman Gustafson asked how many can stage waiting to leave Ryan Street onto Hamilton Boulevard. Per Mr. Trapman, the same capacity – two (2). Will accept as a condition of approval to have striped blocks in front of the driveway so the box can stay open for inbound trucks. Chairman Leonardis stated that it is critical not to block traffic.

Chairman Leonardis questioned the westerly entrance... right in/right out onto Hamilton Boulevard. Mr. Trapman stated yes. Met with County and that is what was told.

Chairman Leonardis asked if the Applicant was able to discuss the fence with the owner on the north side. Mr. Kotoawala stated was unable to speak with the owner. However, spoke with the operator of the restaurant. First twenty-five feet (25') of fence will have six feet (6') board on board fence... two (2) fences. Will ask if Applicant can remove neighbors' fence and just have one (1) fence.

Vice Chairman Gustafson confirmed that the landscaping on Hamilton Boulevard has been increased. Mr. Kotoawala stated shrubs were added. Sidewalk is six feet (6'). County jurisdiction. Cut parking lot to add the additional landscaping. Vice Chairman Gustafson asked for the amount of additional landscape. Mr. Kotoawala stated added four feet (4'). Vice Chairman Gustafson asked regarding the landscaping on Ryan Street. Mr. Kotoawala stated there were no changes. Not much room. Added seasonal flowers at both entrances. Vice Chairman Gustafson reminded the Applicant that they were advised not to increase retail, which was done. Vice Chairman Gustafson asked if the green space by the restaurant was decreased. Per Mr. Kotoawala, yes. There is a driveway. Cannot add trees. Can add shrubbery. Vice Chairman Gustafson stated the retail space can be decreased. Mr. Toto asked Mr. Kotoawala if the retail building can be decreased. Mr. Kotoawala stated that the retail space is ten thousand four hundred twenty-eight (10,428). Can off-set space in the back.

Vice Chairman Gustafson stated that there are two (2) uses on property. Wants a positive application. Wants to make sure beyond esthetically pleasing. Was advised at the previous hearing that this application is one of the centerpieces when entering into town. Wants it 'beautiful'. Mr. Kotoawala stated can speak with owner to reduce the retail building by one foot (1'). Mr. Kotoawala stated can increase the green space between sidewalk and parking lot by one foot (1') and reduce the building by one foot (1') – approximately two hundred

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fifty feet (250')... west side of building. All will shift. Will be curb, six feet (6') of sidewalk and five feet (5') of green space then parking lot.

Chairman Leonardis asked what is behind the shrubbery. Mr. Kotoawala stated there is a wall – 1.4' high for grading. Can reduce the wall height by four inches (4"). Chairman Leonardis asked regarding a sign. Mr. Kotoawala stated a freestanding sign... page 3 of 10. Mr. Toto stated that the sign will have the tenants only. No advertising.

Chairman Leonardis is concerned about the esthetics of the warehouse. Asked if the building will be pre-cast with glass and brick accents. Mr. Kotoawala stated some architecture may change but color will remain. Chairman Leonardis stated not colors... the architectural look. There is brick, Eifs, pre-cast and glass. Architecture details. Mr. Toto stated will not 'skimp' on detail. Vice Chairman Gustafson used building across the street on Ryan... Blue Diamond sugar box. Not pleasing. Does not want this structure to look similar.

Chairman Leonardis stated there is no details for the loading dock. Mr. Kotoawala stated that they have not decided on the details. Chairman Leonardis stated on the plans shows louvers. Questioned the bay doors. Mr. Toto believed there was testimony at the January hearing. Mr. Kotoawala stated will look like those on plans... high quality. Vice Chairman Gustafson asked regarding the glass. Mr. Bakshi stated glass. Vice Chairman Gustafson stated if the site looks like the plans it would look 'fantastic'. Does not want to see one thing on paper and different on site.

Chairman Leonardis stated Exhibit A3 should match sealed plans dated September 20. Mr. Kotoawala stated the same with one foot (1') addition. Mr. Bakshi stated will try to make it more beautiful than any other building. Has another warehouse on Hollywood. There is glass and brick. Not looking to make a 'concrete jungle' or 'just another building on the block'.

Chairman Leonardis asked to discuss lighting. Mr. Kotoawala does not have the building lighting. Does have parking lighting. Will work with Board Engineer for building lighting. Chairman Leonardis is concerned about security lighting... but would like it to look nice. Mr. Bakshi stated there will lighting on the building and parking lot. Mr. Toto stated will work with Board Professionals regarding the lighting.

Chairman Leonardis would like to review Mr. Bucco's Engineering review letter. Mr. Toto stated they will comply with all items in his review letter.

Chairman Leonardis reviewed all the other Professional reviews. Asked regarding Fire Marshall comments. Mr. Kotoawala stated addressed all Fire Marshall comments for both buildings.

Chairman Leonardis asked if approved, when will begin. Mr. Kotoawala stated it will take three (3) to six (6) months to receive all items... outside agency, new architectural. Mr. Toto stated spring.

Chairman Leonardis asked if will wait for tenants then build. Per Mr. Bakshi, no. Will build warehouse first and retail. Will take approximately one (1) year. Chairman Leonardis continued... start from back then to front. Mr. Bakshi stated wants to start as soon as possible. All will be done on 'Day One'. Chairman Leonardis stated does not want to see a warehouse built and the remaining site not built. Mr. Bakshi is intending to build the entire site. Mr. Toto stated that can do a condition of approval that all site work is to be done. Chairman Leonardis stated that part of the screening of the warehouse is the retail space. Does not want to see a trucking terminal... wants to see storefronts. Two (2) uses on the same property. Mr. Bakshi stated will build the site.

Chairman Leonardis asked how long will it take to build the site. Mr. Bakshi stated one (1) year once construction begins. Per Chairman Leonardis, by Spring 2022 shall be done. Per Mr. Kotoawala, yes.

Mr. Scrudato asked status of fence. Chairman Leonardis stated six-foot (6') board on board fence. Restaurant to keep theirs. Will ask if they can tear the fence down at Applicants expense. Ultimately, one (1) fence.

Chairman Leonardis confirms with the Applicant that all conditions are acceptable. Per Mr. Toto, yes.

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Mr. Ajar asked for a comprehensive signing and stripping plan. Will get items done with the County. Mr. Toto stated acceptable.

Mr. Slachetka advised that the negative and positive criteria had been previously discussed and not necessary to review again. Would like to review traffic and circulation. Concerned regarding drive-thru, warehouse and retail. Mr. Trapman stated fifty percent (50%) of traffic will come through Ryan. Lost traffic from Hamilton due to no left in turn. Someone comes in, has right-a-way to the warehouse, retail or drive-thru. Forty (40) movements per hour. One (1) car for every traffic light cycle. Light cycle is ninety (90) seconds. Warehouse is three (3) movements per hour. Mr. Slachetka asked what happens when a tractor trailer is exiting onto Ryan and blocks the movement. Mr. Trapman stated the car waits. Mr. Slachetka stated there will be stacking occurring. Cars would have to wait going into the drive-thru? Mr. Kotoawala can remove the first thirty feet (30') of curbing from the drive-thru. Mr. Ajar stated all trucks must go out Ryan. Suggested a one-way out of retail area. Add green space and island. Mr. Trapman is concerned having retail vehicles go towards warehouse. Mr. Ajar stated it will be rare that a truck will block the exit. Corner is busy. Conditional approval to work with Board Professionals regarding Ryan Street entrance. Mr. Toto agreed. Mr. Slachetka believes there is a need for a redesign of the area. Mr. Ajar believes the right in/right out on Hamilton Boulevard will be used more than the anticipated fifty percent (50%). There is a need for more signage and striping. Would like latitude working with the Applicant regarding circulation.

Vice Chairman Gustafson asked what is the proposed que lane... ten (10), twenty (20) cars. Mr. Kotoawala stated longer drive-thru. Chairman Leonardis suggested making the left and start queuing immediately. Traffic towards the retail area not the warehouse area. Mr. Kotoawala stated will work with Board Professionals. Chairman Leonardis stated must make the drive-thru area clear.

Chairman Leonardis asked to review Mr. Slachetka review letter.

Mr. Slachetka began with off-street and parking requirements that need variances. Addressed in testimony. Asked if the applicant can clarify all office and warehouse space agree with architectural and site plan. Mr. Toto stated will have all agree with the site plan. Mr. Slachetka asked for clarification of restaurant space. Mr. Toto stated there are no tenants currently. Mr. Slachetka asked again to have both sets of plans matching, spaces and parking. Mr. Slachetka asked if any signage changes. Mr. Kotoawala stated asking for a variance for two (2) signs – ground mounted where one (1) is allowed. Asking for a variance of the two hundred feet (200'). Will follow all other sign requirements. Lumination of signs will comply with ordinance. Mr. Slachetka confirmed with Mr. Toto that all signs will reflect the business names. Vice Chairman Gustafson asked if as a conditional of approval can have no digital or marque. Mr. Toto stated not permitted but will accept as a condition. Mr. Slachetka asked if the Applicant will comply with all ordinance provisions regarding landscaping. Mr. Kotoawala stated will do. Mr. Slachetka is concerned with the new location of dumpster. Narrow space by the pass-through lane. Mr. Kotoawala stated will do. Vice Chairman Gustafson asked if the dumpster enclosure will be board on board. Mr. Kotoawala stated the detail of the enclosure is on page 9 or 10. Six foot (6') high rock wall. Walls will be block. Vice Chairman Gustafson asked regarding the front. Mr. Kotoawala stated noticed it is not listed on the plans. Will add. It will be a chain link fence facing south. Mr. Kotoawala stated can make it more decorative. Chairman Leonardis read off the plans 'chain link fence with privacy vinyl slats'. Chairman Leonardis questioned if that is what the applicant is doing. Per Mr. Kotoawala, yes. Chairman Leonardis asked how many bins will be in the enclosure... five (5)? Mr. Kotoawala confirmed five (5). Mr. Kotoawala stated color of blocks to match warehouse. Vice Chairman Gustafson asked for a conditional of approval that the gate is to remain closed unless in use.

Mr. Slachetka asked if there are rear access doors to the warehouse. Mr. Kotoawala stated yes, shown on the plans.

Chairman Leonardis asked regarding gate detail on sheet 10 or 10. Does not indicate where this fence is. Mr. Kotoawala stated it is the trash enclosure. Will update plans to reflect the same. Chairman Leonardis stated there is a detail of a fence and a monument sign but does not indicate where the placement is. Mr. Kotoawala stated providing a thirty (30) square foot ground mounted sign... thirty-two (32) is maximum size. It is an example... 6' x 5'. Entrance at Ryan and Hamilton.

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Mr. Slachetka questioned the sidewalk along drive-thru lane. Asked if there is a need. Mr. Kotoawala advised it is for safety when someone comes out of the doors. Not for pedestrian walk through.

Mrs. Eichler asked on the Hamilton Boulevard side states a 6'x5' ground mounted sign and by Ryan a 10'x8' ground mounted sign. Mr. Kotoawala stated there are two (2) ground mounted signs at the entrances. Freestanding sign at the corner.

Vice Chairman Gustafson asked what is the distance between the pavement of the driveway and the fence. Mr. Kotoawala stated 5.1'. Vice Chairman Gustafson asked if it is a variance. Mr. Slachetka stated a design waiver. There is no buffer requirement. Not next to a residential zone.

Vice Chairman Gustafson stated likes the application but too much or too dense. Believes five-foot (5') buffer should be larger with more grass and landscaping. Last area before residential zone. Would be inconsistent not to ask for lawn. Rendering as shown is nice. Asking the County to reduce a six foot (6') wide sidewalk is difficult.... Having three feet (3') of grass and three feet (3') of landscaping would be nice. There is no pedestrian traffic in the area. Mr. Toto stated he will make the effort with the County. Concerned about the transition between the commercial space and warehouse space. There was discussion regarding curbing with planting is not present. Thanked the reduction of warehouse, enhanced landscape but not happy with the increase in retail. Mr. Kotoawala stated it was reduced by cutting the front. Back to the original size.

Chairman Leonardis asked regarding the curbing of the que lane of the drive-thru, adding two (2) to three (3) foot island of possible shrub. Mr. Kotoawala stated the sidewalk along the retail is 4.5 feet wide. Can reduce to four feet (4') and add half foot of plantings. Space too small for shrubs.... Flowers. Chairman Leonardis agreed.

Chairman Leonardis asked Vice Chairman Gustafson to restate his concerns. Vice Chairman Gustafson stated would like to see the building width reduced and the frontage with lawn.... Three (3) to four (4) foot of grass and three (3) to four (4) foot of landscaping at the Ryan and Hamilton area. Add something in the back 'island' buffer between retail and warehouse.

Mr. Slachetka stated when the entrance modification is being designed, can add additional green space. Since there will be gaps between the drive-thru curb line, believes additional height clearance signs should be added in case a vehicle 'slips through'. Vice Chairman Gustafson stated there are no canopy's and asked why height clearance signs. Mr. Kotoawala stated so trucks do not enter. Mr. Toto stated can put no trucks signs up in its place.

Mr. Kotoawala stated that the original plans had a twenty-foot (20') grass area behind the warehouse and then increased it to thirty feet (30'). Asked if move the warehouse to twenty-five feet (25') buffer, can make additional green space in the front. Shift all back. Mr. Toto stated keeping the square footage of the warehouse but make the warehouse wider... but narrower than shift all other items back. Chairman Leonardis reiterates... the warehouse is wider - more towards east - and bring retail space back and more green space up front. Mr. Kotoawala stated five feet (5') additional green space.... Nine feet (9') total green space in the front. Vice Chairman Gustafson asked what type of landscaping. Mr. Kotoawala stated whatever the township would like. Vice Chairman Gustafson stated there is a lot on one area. Mr. Kotoawala stated can add trees or shrubs. Mr. Toto stated it is common to say will work with the Board Professionals. Vice Chairman Gustafson stated have done so with many cases. Do not do so with Gateway.

Mr. Slachetka stated by making the change, will need a buffer variance. There were comments from Fire Marshall. Wants to make sure that there is enough access. Mr. Kotoawala stated will provide three feet (3') of grass area, shrubs, trees and flowers. Mr. Toto stated will be part of the maintenance bond. Mr. Scudato asked if irrigation is included. Mr. Kotoawala stated yes. Mr. Scudato has concerns regarding Fire Department being able to access the rear of the building. Mr. Toto asked Mr. Kotoawala if there is five feet (5') in addition to the fire lane. Mr. Kotoawala stated eight feet (8'). Chairman Leonardis stated on the east side there is twenty feet (20') from the property line to the building.... Wrap around up to forty feet (40') and then thirty feet (30').

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Vice Chairman Gustafson believes there should be curb on Hamilton Boulevard and Ryan Street. After the sidewalk, three (3) to four (4) feet of grass or sod – irrigated, planting beds. Would like maintenance of the lawn and landscaping. Does not want to see the building looking like the building next door. Would like some delineation with planting between retail space and warehouse space. Mr. Toto agreed.

Chairman Leonardis asked the Applicant to reiterate what the front will look like starting with the curb. Mr. Kotoawala began... curb, sidewalk – six feet (6), three (3) to four (4) feet of grass, three (3) to four (4) feet of planting beds with trees, curb and parking. Chairman Leonardis stated approximately fifteen feet (15') from the street. Vice Chairman Gustafson would like to see the same on Ryan Street. Mr. Kotoawala stated there is currently eleven feet (11') of space. Mr. Toto asked Mr. Kotoawala if it is possible. Per Mr. Kotoawala, yes. Chairman Leonardis stated there is a difference in the sidewalk. Instead of six feet (6'), Mr. Kotoawala stated five feet (5') of sidewalk. Chairman Leonardis continued... three feet (3') of grass, three feet (3') of landscaping with irrigation and landscaping with lighting. Mr. Toto stated yes.

Vice Chairman Gustafson stated would like the facades of the two (2) buildings to be similar.

Mr. Toto summoned up the Application and requested a positive vote.

Chairman Leonardis believes this is a good use for a property that has been an 'eyesore'.

Chairman Leonardis called for a motion of **approval**. Mr. Scrudato made motion, seconded by Vice Chairman Gustafson. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scrudato; Mrs. Wasnick; Vice Chairman and Chairman Leonardis. Those oppose: None

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 9:10 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary