

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
April 13, 2021**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Council President Derryck White  
Gerry Butrico,  
Suzanne Lepore, Alt. 1  
John Mocharski  
Jack Pedersen  
Vice Chairman Rich Houghton  
Chairman Bob Ackerman

**Absent:**

Brian Bythell  
Michael Pellegrino  
Divon Pender, Alt. 2

**Also Present:** Matt Flynn, Esq.; Janki Patel, PP; Bob Bucco, PE, CME, CPWM;

**Chairman Ackerman** opened the meeting at 7:15 pm at the Borough of South Plainfield Senior Center stating that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer, The Star Ledger and The Courier News and providing the same to the Borough Clerk.

It is the policy of the Borough of South Plainfield's Planning Board not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.

**Minutes:** None

**Resolutions:** None

**Current Files:** None

**Informal Hearings:** None

**Public Hearings:** (1 Homeowner and 1 Commercial)

**A. Case #19-03 – JHP Development, LLC**

Block 270; Lot 9: R-10 Zone  
240 Adeline Avenue

The Applicant received Minor Subdivision approval that required bulk variances (Lot Area: Required 10,000 square feet; Proposing 7,180 square feet (per lot); Variance 2,820 square feet (per lot) --- Lot Width: Required 100 feet; Proposing 71.80 feet (per lot); Variance 28.20 feet (per lot)) on December 10, 2019. Returning for approval of two (2) dwellings.

James F. Clarkin, III – Clarkin & Vignola, PC, 86 Washington Avenue, Milltown, New Jersey – attorney for applicant addressed the Board. Also present is Kevin Krystypik, Esq. who represents the contract purchaser, PJ Panzarella who will construct the two (2) dwellings. Has obtained subdivision as listed as a Condition of Approval on the Resolution for the December 10, 2019 hearing. The second Condition of Approval item on the Resolution is to receive approval on the architectural drawings of the two (2) proposed dwellings. Architectural plans drawn by Roger Winkle. The two (2) front facades and rooflines are different along with material. Mr. Bucco's letter states that the Applicant is in compliance of the Resolution. Had requested to reduce the height of the homes along with drainage, which the Applicant has complied.

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Paul J. (PJ) Panzarella - 1017 Johnstone Drive, Watchung, New Jersey - is sworn in. Mr. Clarkin questioned Mr. Panzarella:

- Contract purchaser.
- Will build two (2) dwellings.
- Dwellings designed by Roger Winkle.
- Understands the elevation and differential looks of the two (2) dwellings.

Chairman Ackerman asked Mr. Panzarella to describe the two (2) homes:

- Both will be Colonials.
- Both previously built in the Borough.
- One (1) home will have a stone facade.
- Both will have Superior Walls.
- Preparation work for basements.
- Sheetrock.
- Wood frames.
- List home when sheetrock is going up.
  - Buyer to pick finishes... colors, fixtures, etc.
- Outside will go by plans.
- All leaders and gutters including sump pump drain to street.

Mr. Bucco stated worked with Mr. Panzarella on the plot plans and are acceptable. Asked to lower the house and revised grading. Has done so. Discussed sump pump to go through leaders and has done so. Has all outside approvals. Mr. Panzarella is aware of the bonding and sanitary sewer fees.

Chairman Ackerman questioned on the Planners report a question of offsite parking. Mr. Panzarella stated is unaware of it. Both homes will have 20' X 40' driveways... parking for four (4) cars and a garage.

Chairman Ackerman asked if the subdivision was by deed. Mr. Clarkin stated that it was.

Chairman Ackerman opens the discussion to the Public.

Public - Maria Campagna - 246 Adeline Avenue, South Plainfield, New Jersey - is sworn in. Her property is adjacent to Applicant's property. Asked which house will be placed directly next to her house... is the garage next to the house. Mr. Panzarella stated spaced the driveways out.... Driveway on the right. Mrs. Campagna asked regarding drainage. Has Engineering report. Where will it drain... leaders and gutters to Adeline. Mr. Panzarella stated all roof drains will go towards Adeline. Between homes will have swales that will drain to Adeline. Grading as the homes are higher so water flows away towards the swale between each house which will flow to Adeline.

Public - Phillip Campagna - 246 Adeline Avenue, South Plainfield, New Jersey - is sworn in. Asked if the water will be 'piped' from the rear yard. Per Mr. Panzarella, there will be no yard drains. Only roof drains. Mr. Campagna stated the purpose of being before the Board is for drainage. Mr. Panzaralla stated notice a low area in Mr. Campagna's back property as well the property in question. Mr. Campagna asked how will that drain to Adeline. Mr. Panzarella stated can fill in his property if he would like. His application is not to address his yard. Mr. Campagna stated not his yard.... The property in question. Mr. Panzarella stated will filled as directed by Engineering and drain to the swale. Mr. Bucco stated that the grading plan that was submitted and approved is designed not to have any adverse effect on neighboring properties.

Ms. Lepore questioned the drawings with the driveways. They are shown next to each other. Mr. Panzarella stated they will be flipped. Those are preliminary plans. Plans from the previous homes built as examples.

Public - Maria Campagna asked for the setbacks. Mr. Panzarella stated they meet the setbacks. Mrs. Campagna continued... is on the Zoning Board and was wondering if the homes will remain in the envelope. Mr. Panzarella stated yes. Mrs. Campagna stated that if they are built to the envelope and a buyer wants a deck they will have to go before the Zoning Board. Mr. Panzarella stated that both properties are non-conforming so they would have to go before the Zoning Board anyway. Mrs. Campagna agreed.

Chairman Ackerman closed the Public discussion.

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Chairman Ackerman called for a motion to approve the architectural provided. Mr. Mocharski made motion, seconded by Council President White. Those in favor: Mayor Anesh; Council President White; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

**B. Case #800 – Socha Enterprises, LLC**  
Block 446; Lot 7: M-3 Zone  
111 St. Nicholas Avenue

The Applicant is requesting Preliminary and Final Site Plan Approval to construct a thirteen thousand six hundred (13,600) square foot flexible warehouse with a 200 square foot office and half bath per each unit that requires variances. Lot Width – required 200'; existing 197'; variance 3' -- Front Yard Setback - Required 50'; requesting 30'; variance 20'.

John Wiley, Esq. - Wiley Lavender, PC - 216 Amboy Avenue, Metuchen, New Jersey - addressed the Board. Will revise the aisle width to twenty-five feet (25'). Therefore, no variance would be required.

Michael Socha - 167 Somerset Avenue, South Plainfield, New Jersey - Applicant, is sworn in. Mr. Wiley questioned Mr. Socha:

- Principle of Socha Enterprises, LLC.
- Proposing to construct a thirteen thousand six hundred (13,600) square foot flexible warehouse with office space for each unit.
- No tenants.
- Small scale warehousing... construction trade, etc.
- No large trucks to site.
- No public to site.
- No retail use.

Chairman Ackerman asked Mr. Socha if he would agree to a condition of approval that there will be no hazardous conditions. Per Mr. Socha, yes.

Stephen E. Parker, PE - Parker Engineering & Surveying, PC, 730 East Main Street, Somerville, New Jersey - is sworn in and accepted as a Professional Engineer. Mr. Wiley questioned Mr. Parker:

- Prepared site plans and stormwater calculations.
- Helped with Traffic Study.
- One (1) acre.
- Used as a bank previously which has been demolished.
- Proposing:
  - Warehouse space.
  - Ten (10) units.
  - Each unit to have own garage door and office space.
  - Unit size - 40' X 34'.
  - Middle of the property.
  - Parking on outside edge of property.
  - Property a square.
  - Driveway around building.
  - Existing stormwater management on property. Will continue the same.
  - Landscaping and lighting.
  - Outside agency approval needed.

Mr. Parker reviewed Mr. Bucco's Najarian Associates report dated March 11, 2021:

- Variance - front yard setback - Required 50' - proposing 30'.
- All variances are existing non-conforming.
- Will modified plans to twenty-five feet (25') drive aisle from twenty-four (24') which removes variance.
  - Chairman Ackerman asked if there is a parking variance. Per Mr. Parker, stated will move

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- everything over by two feet (2').
- Mr. Bucco asked why have the front yard variance if there is nothing currently on the property.
  - Per Mr. Parker, the building would have to be smaller. Other buildings in the area have smaller front yard setback. Economic viability.
  - Mr. Bucco agreed. Does not adversely impact the surrounding area.
- Dumpster area.
  - Very small.
  - Office waste.
  - Private hauler.
- Will comply with ADA guidelines.
- Will pay sanitary sewer fees.
- Will post bond.
- No public access. Will accept as a condition of approval.
- No semi-trucks (eighteen (18) wheelers). Will accept as a condition of approval.

Chairman Ackerman asked if the dumpsters will go where the concrete slab in the rear is being shown. Per Mr. Parker, yes. Chairman Ackerman asked also recycling and be enclosed. Per Mr. Parker, yes.

Mr. Bucco's questions water recharge. Mr. Wiley asked regarding an additional inlet. Mr. Bucco state yes... would like to see a water quality recharge, landscaping rain garden. Mr. Parker will look further into the same.

Mr. Wiley continues with Mr. Bucco's report:

- Will adjust size for Dwarf Golden Thread Cypress.
- Will provide detail of lighting.

Mr. Bucco is concerned with the circulation. Does not believe Borough apparatus will be able to get around. Does not believe an ambulance will make it around the building.

Chairman Ackerman stated does not see a turning template. Mr. Wiley stated will show on revised plans.

Mr. Bucco stated there are loading zones and is concerned with the twenty-five foot (25') aisle way. Mr. Bucco suggests one (1) way in and one (1) way out. Mr. Wiley stated accepts as a condition of approval.

Mr. Bucco stated that in his letter, turning template is to be added to the revised plans. Mr. Wiley agreed.

Mr. Bucco asked if the Applicant has any issues with the remaining items in his letter. Mr. Parker and Mr. Wiley stated no issues.

Mr. Parker will provide calculations regarding off site pipe system and will increase pipe if needed.

Mr. Wiley reviewed Environmental Commission letter. Stated there is no transition area on the property. Had submitted a letter from Environmental Technology, Inc. addressing the same.

Mr. Wiley stated agrees with Environmental Commission report and will provide twenty-three (23) additional trees.

Chairman Ackerman asked if the building will be sprinklered. Mr. Wiley confers with Mr. Socha. Mr. Parker stated if not required will not be supplied. Chairman Ackerman suggested the building should be sprinklered. Asks to review Fire Marshall report. Knox Box, gas meters protected by bollards, will have to be sprinklered, hook-up at the front of the building and a fire alarm connected to a central station. Check turning radius at the back of the building to match the templet.

Mr. Wiley reviews Mr. Slachetka's T&M Associates report dated April 12, 2021. Will add lighting and landscape to plans.

Mr. Mocharski asked if the docks will be ground level or higher. Per Mr. Parker.... No docks. Ground level garage doors.

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Ms. Patel stated that surrounding buildings in a five hundred foot (500') radius are not less than fifty feet (50') setback. Would like to hear the negative impact.

Mr. Wiley stated there is no planner.

Ms. Patel stated regarding landscaping and lighting does not meet ordinance. Plans do not show protection of existing trees. Mr. Wiley stated will show on the revised plans.

Ms. Patel stated that the areas that do not have driveway or sidewalk are to have landscaping. Mr. Wiley stated will show on the revised plans.

Ms. Patel stated that the sign does not meet the height requirement. Mr. Wiley stated will be compliant. Will show on revised plans.

Mr. Bucco stated the signs' location is to be shown on the revised plans.

Chairman Ackerman opens the discussion to the Public. No comments or concerns.

Mr. Bucco asked Mr. Parker regarding the ADA parking. Would like to see them in the center. Mr. Parker agreed.

Mr. Flynn asked for testimony for the lack of negative impact for the variance. Mr. Wiley questioned Mr. Parker:

- Meet lot coverage.... 30.9%.
  - Can make building wider then longer.
- No height variance.
- Does not believe any negative impact.
- Shape of building dictating variance.

Mr. Flynn stated this is an Application for Preliminary and Final Site Plan Approval with bulk variances relief. Applicant is accepting as a condition of approval plans changed that the sign variance and parking variance is no longer required. One (1) waiver for two hundred feet (200) of topography from site. Variance required are pre-existing - lot width. Variance for front yard setback. Conditions agreed to:

- No hazardous material onsite.
- Outside agency approval.
- Will modify site plan to conform with all turning radius.
- Twenty-five (25') drive aisle.
- No public accessing site.
- Landscaping plan to be submitted with specific plantings for Bob Bucco and Stan Slachetka's approval.
- Sprinkler system and fire alarm system.
- Compliance to Environmental Commission in respect of tree... twenty-three (23) plantings.
- Bonds and Sanitary Sewer fees.
- One (1) way in and out.
- No semi-tractor trailers.
- Revised drainage with possible inlets.
- New calculation for six inch (6") diameter PVC pipe.
- Meet lighting requirements.

Chairman Ackerman called for a motion to approve the above Application. Mr. Mocharski made motion, seconded by Ms. Lepore. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Mr. Bythell; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

**Old Business:**

Mr. Mocharski asked if Trista's Way and Melillo Court emergency access has been addressed. Board Secretary will pull all relating resolution.

Mr. Mocharski asked if there is any information regarding the Edison side of 1111 Durham Avenue. Per Mr. Bucco, nothing as of yet. Still negotiating.

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**Committee Reports:**

- A. Street Naming Committee** – Bob Ackerman – report progress.
- B. Environmental Committee** – Rich Houghton & Bryan Bythell – report progress.
- C. Council Reports** – Council President White – report progress.
- D. Mayoral Updates** - Mayor Anesh – report progress.

**Minor Site Plan:** None

**New Business:**

Chairman Ackerman advised the Board Members that there is a large case coming before the Planning Board... Colonial Oaks - Harris Steel property. Will not schedule hearing until hears back from every department... Planner, Engineer, Fire Department, Board of Education, etc. Mr. Mocharski had some concern regarding the Board of Education not receiving the packet properly. Chairman Ackerman stated gave the same packet given to Bob and Stan directly to the Superintendent. Mr. Mocharski asked if all rentals. Chairman Ackerman stated apartments.

Mr. Flynn asked if there are no hearings scheduled, can a virtual meeting be scheduled to adopt the resolution for the Applicant just heard. Board Members agreed.

Mr. Pedersen asked regarding the status of the Minford Avenue home. Chairman Ackerman stated that a letter was received that was not truthful. Was going to respond to the letter and decided not to. Bob and Stan have not received the information that has been requested. Right now, 'ball is in their court'. There is history with the property they that they are not acknowledging.

**Correspondence:** None

**Audience Comments:** None

**Executive Session:** None

**Adjournment:** 8:30 pm.

Respectfully Submitted,  
Joanne Broderick  
Planning Board Secretary