

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 25, 2021**

Roll Call:

Present:

Mayor Matthew Anesh
Council President Derryck White
Gerry Butrico
Brian Bythel
Suzanne Lepore, Alt. 1
John Mocharski
Jack Pedersen
Michael Pellegrino
Divon Pender, Alt. 2
Vice Chairman Rich Houghton
Chairman Bob Ackerman

Absent:

Also Present: Alex Fisher, Esq.; Janki Patel, PP; Bob Bucco, PE, CME, CPWM;

Chairman Ackerman opened the meeting at 7:00 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:

A. Case #19-03 – JHP Development, LLC
Block 270; Lot 9: R-10 Zone
240 Adeline Avenue

Chairman Ackerman called for a motion of **approval** for the above-mentioned Resolution. Mr. Pedersen 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

Chairman Ackerman called for a motion of **approval** for the above-mentioned Resolution. Mr. Pedersen made motion, seconded by Council President White. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 25, 2021**

C. Case #799 – L&L Property Enterprise, LLC
Block 389; Lot 1; M-3 Zone
300 Hollywood Avenue

Chairman Ackerman called for a motion of **approval** for the above-mentioned Resolution. Ms. Lepore made motion, seconded by Mr. Pedersen. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Mr. Bythell; Ms. Lepore; Mr. Pedersen; Mr. Pender; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

Current Files: None

Informal Hearings: None

Public Hearings: (2 Commercial)

A. Case #801 – Banker Steel
Block 286; Lot 1: M-3 Zone
1641 New Market Avenue

The Applicant is requesting Preliminary and Final Site Plan Approval to construct a 7,223 square foot – 8” thick concrete slab for conveyor equipment.

Chairman Ackerman advised the Board Members that the Applicant is not being heard.

Mr. Fisher stated that the Applicant is not being heard due to a notice issue.

B. Case #803 – MFS Consulting Engineers & Surveyors, DPC
Block 476; Lot 4: M-3 Zone
2780 Hamilton Boulevard

The Applicant is requesting Preliminary and Final Site Plan Approval to construct a rear yard patio, sidewalks, transformer pad and reconstruct five hundred twenty (520) square feet area of an existing building due to deterioration.

Erica Edwards, Esq. - Flemington, New Jersey - addressed the Board Members. MFS Consulting is located at 2780 Hamilton Boulevard, South Plainfield. Block 476, Lot 4. M-3 Zone. Is a permitted use... Offices and warehouse. One (1) witness... Gonzalo Trenosky, PE.

Gonzalo Trenosky, PE - 154 Avenue E, Bayonne, New Jersey - is sworn in. Ms. Edwards asked Mr. Trenosky to describe the project. Mr. Trenosky begins with Exhibit A1 - Aerial of the site:

- Has been at this location since 2009.
- East of Absolute Fire.
- Right of location is All Season Sports Academy.
- Lot is two (2) acres.
- Six thousand seven hundred (6,700) square foot of office space for Engineers.
- Four thousand four hundred (4,400) square foot space for storage: warehouse, surveying equipment Etc.
- First Phase - Site work.
- Second Phase - Interior renovations.
- Warehouse area to remain as is.

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 25, 2021**

- Using page C200 in the set of plans before the Board Members:
 - Revised with Najarian Associates and T&M Associates comments.
 - Adding sidewalk along building.
 - Currently gravel along the front of the building. Will be converted to grass.
 - Adding ADA parking stalls. Currently, none onsite.
 - Front entrance will be ADA accessible.
 - Rear patio will be pervious pavers.
 - Help with stormwater drainage.
 - Employee entrance. Currently, employees use eastern door.
 - Currently, parking area is gravel.
 - Landscaping:
 - Back of property is gravel.
 - Some asphalt.
 - Grass.
 - Will add additional landscaping and green area.
- Five hundred twenty (520) square foot area of existing building is dilapidated by patio.
- Proposing to remove the dilapidated area and replace with same.
 - Footprint to remain the same.
 - Space will be used as offices.
- Reviewed Najarian Associates review letter dated May 21, 2021:
 - Beginning on Page 2:
 - C2 - Adding curb. Will repave.
 - C4 - Consulting Engineering firm. Does not produce noise.
 - C5 - Monday through Friday - 8:30 am to 5:30 pm. No weekends. No night work. Twenty-nine (29) to thirty-five (35) employees.
 - C6 - No access to Public. Only clients.
 - Cd4 - Requested waiver for trees along frontage. Adding eight (8) trees in the rear of the property.
 - Cf1 - Requested waiver for lighting. Striping on gravel. Offices empty by 6 pm. Worked with Mr. Bucco and will have lighting in parts of back area. Chairman Ackerman asked how far back is lighting present. Mr. Trenosky stated approximately three fourths (3/4) back. Will light parking area. Secure area. Have eight foot (8') privacy fence. Gate with access code after 5:30 pm. Mr. Bucco suggested to install bumper stops instead of striping gravel for parking stalls. Mr. Bucco confirms with Mr. Trenosky that field equipment is stored in the rear of the property. Mr. Trenosky stated that with the proposed improvements, will separate employee parking and field equipment.
 - D1 - Requested waiver. Not increasing traffic.
 - E1 - Requested waiver.
 - F1 - Requested waiver. Currently, existing recycling containers and refuse containers. Pick-up every Tuesday by private hauler.
 - Chairman Ackerman asked Mr. Bucco if he had any concerns. Mr. Bucco stated no. The Applicant is striping, paving, will be ADA compliant, lighting as asked. No objection to waiver of Traffic Impact Report or Stormwater Management.
 - Mr. Mocharski asked if the property 'pitches' towards the railroad tracks. Both Mr. Bucco and Mr. Trenosky stated yes.
 - Mr. Bucco stated can work with Engineer regarding lighting. Additional security lighting. Had several meetings.
 - Mr. Fisher asked if the Applicant will comply with all items on section C. Mr. Trenosky questioned the elimination of a parking stall. Mr. Bucco stated there was a stall then was cross hatched. Mr. Trenosky stated will comply with all items in section C.
- Mr. Trenosky reviewed T&M Associates letter dated May 25, 2021:
 - Side yard setback is required to be thirty feet (30'). Existing non-conforming structure. Existing side yard setback is fifteen feet (15').
 - Section of building to be repaired is twenty-eight feet (28').
 - Structure built in 1970's.
 - Chairman Ackerman stated no need for an additional variance.
 - Two (2) Uses - office and warehouse.

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 25, 2021**

- Two (2) different calculations for parking.
 - Six thousand seven hundred (6,700) square foot of office space.
 - Four thousand four hundred (4,400) square foot space for storage.
 - Required thirty-seven (37) parking stalls.
 - Existing thirty-four (34) parking stalls.
 - Proposing thirty-eight (38) parking stalls.
 - Two (2) ADA compliant parking stalls in front.
 - Six (6) parking stalls in front.
 - Thirty (30) parking stalls in rear of building.
- D1 - Landscape and Lighting. Will add additional shrubs. Will add to plans. Lighting has been updated.
- E2 - Existing sign to remain. Not adding any additional signs except for ADA Parking signs.
- E3 - Garbage and recycling picked up every Tuesday.

Chairman Ackerman asked Mr. Trenosky to point out the entrance and exit to the property. Mr. Trenosky pointed to the area on Page C200. Width is narrow. Currently, two-way directional. Closer at corner part of the building only fifteen feet (15'). Clear line of site. Will continue to operate the same.

Chairman Ackerman asked Mr. Trenosky to point out the security gates. Mr. Trenosky pointed to the gates using Page C200. All code operated.

Ms. Patel asked for a clarification. Mr. Trenosky stated that the office space is six thousand seven hundred twenty-eight (6,728) square feet. Ms. Patel asked if that includes the five hundred twenty-eight (528) square feet of the area to be repaired. Mr. Trenosky stated yes. Ms. Patel stated that the parking requirement is satisfied. Ms. Patel asked about the elevation. Mr. Trenosky stated the elevations are in the plans submitted with the Application. It is a one-story building. Repair will be MTL panel siding at the back of the building. Rest of building is CMU block painted white. Mr. Bucco asked if any change to the front. Mr. Trenosky stated no changes in the front.

Ms. Patel asked if the sign is new or existing. Mr. Trenosky stated that the sign is not there currently and is not being proposed. Believes it is 'sticky panels' in a window. Ms. Patel confirmed with Mr. Trenosky that the existing free-standing sign will remain. Mr. Trenosky asked if the 'sticky panel' will require a variance. Per Ms. Patel, no. Mr. Trenosky stated no additional signage.

Mr. Mocharski asked if the free-standing sign is two (2) poles into the ground. Mr. Trenosky stated it is two (2) 2' X 4's into the ground.

Mr. Bythell asked what type of field equipment is stored. Mr. Trenosky stated some trucks - F150's and survey equipment. Mr. Bythell asked if maintenance of the trucks and equipment are done onsite. Mr. Trenosky stated no, maintenance is done by J&L. Mr. Bythell asked if the equipment is stored in the far rear. Mr. Trenosky stated at the far right.

Mr. Fisher reviews the requested waivers: Traffic Impact review, Stormwater Management review, Environmental Impact Statement review, Recycling Plan (design waiver), lighting and street trees. Preliminary and Final Site Plan.

Chairman Ackerman called for a motion of approval for Preliminary and Final Site Plan with waivers previously mentioned. Council President White made motion, seconded by Mr. Mocharski. Those in favor: Mayor Anesh; Council President White; Mr. Butrico; Mr. Bythell; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Mr. Pellegrino; Mr. Pender; Vice Chairman Houghton and Chairman Ackerman. Opposed: None.

Old Business: None.

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.

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 25, 2021**

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments: None

Executive Session: None

Chairman Ackerman stated that past policy is to hold one meeting each month during the summer months. Those dates are: June 8, 2021, July 27, 2021 and August 24, 2021. Next meeting will be held in the Court Room at the Municipal Building. Will observe all State Requirements.

Adjournment: 7:47 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary