

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
March 21, 2023

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 the 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:

Cindy Eichler
James Gustafson, Vice Chairman
Scott Miller, 2nd Alternate
April Wasnick
Gino Leonardis, Chairman

Absent:

Kenneth Bonnano
Frank Lemos
Joseph Scudato, 1st Alternate
Darlene Cullen, 2nd Alternate

Also in attendance: Matt Flynn, Esq., Robert Bucco, Raymond Savacool

MINUTES: None.

RESOLUTIONS: None.

HEARINGS:

**Case #24-22 A-Tech Landscaping Design Inc.
Block 294: Lot 1&2: M-3 Zone
1525 & 1519 New Market Avenue**

The applicant is requesting to consolidate Lots 1 & 2 in Block 294 into a single lot to be used as a new 3,600 square feet contractor's office, shop building and a landscaping storage yard for a landscaping business.
(Carried from February 7, 2023)

Mr. Flynn, Esq. confirmed that all members present at the meeting received a copy of the transcript and were eligible to vote. There were six (6) Board members present to vote on the application.

Mr. Dean, still under oath, explained the improvements that were proposed on the site. At the Boards' request, the applicant retained a landscape architect to prepare the renderings for the Board's review. The Board received a packet with the photos of the proposed site. Mr. Dean testified that the plans depicted the location of the windows and the entrance walkway. The plans depicted the monument sign on the front lawn with landscaping. Mr. Dean testified that the green area, the lawn itself, will be sod. There will be an underground sprinkler irrigation system for both the lawn and the various planting beds. The fence will be a black vinyl privacy fence. Mr. Dean testified that there will be a nice ornamental gate that provides screening from the yard. The fence properly screens the storage bins because it is higher than the bins.

Mr. Dean testified that the applicant planned to plant pine trees approximately seven (7) to eight (8) feet in height when going into the ground along with shade trees and other deciduous trees approximately fourteen (14) feet in height on the property.

Mr. Dean testified that the proposed vegetation plantings and the planting beds have some different colors to give some optical contrast. The deciduous trees will be two and a half to three inches in caliper at the time of planting. Mr. Dean confirmed for the Board that the landscape design depicted was approximately at four-year growth and would not immediately look like the exhibit.

Responding to Mr. Bucco's question about the gravel and parking spaces, Mr. Dean testified that they would compact the gravel and the parking lot itself will be blacktop and the applicant will use bumper curbs to protect the fence and delineate spaces.

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Mr. Dean testified that there are six (6) parking spaces proposed with a bit of extra space in the gravel area with one (1) space being ADA accessible.

The applicant agreed to submitting a landscape plan that was substantially consistent with the renderings. The applicant agreed to correcting the height of the fence on the plans and will not go above six (6) feet on a major road.

Chairman Leonardis opens up to the public....No members of the public appeared to ask questions or comment on the application.

Mr. Flynn, Esq. summarizes the conditions agreed upon at the February 7, 2022 hearing and tonight's hearing. The applicant shall provide the following:

- details of the cutoff of the flood lights
- an engineer's estimate of costs for the proposed improvements for review, submit performance guarantees and engineering inspection fees.
- as-built drawing of final construction with all revisions and corrections for review and approval.

The applicant shall comply with any site work comments. All concrete shall be 4500 PSI, air-entrained concrete at 28 days. All fluids shall be appropriately stored and recycled, and the applicant shall submit a more detailed recycling plan to the satisfaction of the Board Engineer. All utilities and power lines shall be moved underground. Installation of safety concrete bumper stops in the gravel parking area as deemed necessary by the Borough Engineer and Board Engineer. install parking spaces in the paved area of which one (1) space will be ADA van accessible. As deemed necessary by the Borough Engineer and Board Engineer. The applicant shall reconstruct half-width of the roadway, if necessary, based on the in-field review and determination of the Borough Engineer and Board Engineer. The applicant shall move their proposed sign from a 12 ½ ft. setback to 15 ft. setback. The applicant shall vacate the lot across the street, once their building is constructed. Final C/O shall be conditioned upon the vacation of the use across the street. The applicant shall submit a landscape plan that is substantially consistent with the renderings and shall install landscaping along street frontages to the satisfaction of the Board Planner. The grassed area will be sod. The irrigation system shall be provided for the grassed areas and a drip irrigation system will be installed for the shrub and tree areas. All soils under proposed buildings, parking areas and pavements and sidewalks shall be compacted to 95% of modified proctor and placed and tested in accordance with ASTM and NJDOT current standards. The applicant shall comply with the recommendations in the Board Engineer's review memorandum dated December 22, 2022. The applicant shall comply with the recommendations in the Board Planner's review memorandum dated January 31, 2023, as well as the Fire Marshal's suggestions contained in his correspondence dated December 6, 2022. The applicant shall prepare a deed of consolidation for the subject lots, subject to the review and approval of the Board Attorney and Engineer, and once approved, same shall be properly perfected with the County.

Adjournment: 7:31PM

Respectfully Submitted
Stephanie Merola
Zoning Board of Adjustment Secretary