

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
June 20, 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:

Scott Miller, 2nd Alt.
April Wasnick
Gino Leonardis, Chairman
Joseph Scrudato, 1st Alt.

Absent:

James Gustafson, Vice Chairman
Kenneth Bonnano
Darlene Cullen
Frank Lemos
Cindy Eichler

RESOLUTIONS:

Case #01-23 – Steven Mancuso, Block: 201 Lot: 23 R-10 Zone, 291 South Plainfield Avenue. The applicant has requested a *front yard* setback variance to install a front porch. Motion: Ms. Wasnick Second: Mr. Miller. Vote to Memorialize: Mr. Miller, Ms. Wasnick, Mr. Leonardis.

Case#12-23 – Allison Teller, Block: 196 Lot: 11 R 7.5 Zone, 129 Lee Place. The applicant is requesting a *front yard and side yard* setback variance to build a decorative façade which will cantilever out. Motion: Mr. Miller Second: Ms. Wasnick. Vote to Memorialize: Mr. Miller, Ms. Wasnick, Mr. Leonardis.

HEARING:

**Case #13-23 – Anthony Celentan
Block: 363 Lot: 3.2 R 10 Zone
439 Delmore Avenue**

Anthony Celentano, owner of the property, appeared before the Board and was sworn in. Mr. Celentano stated that the composition of the property, indicating that he and his family reside there and that the property: contains approximately 10,000 square-feet is improved with a single-family dwelling and associated improvements, including fences along its side and rear-yard boundaries; is situated in the R-10 Residential Zone; and features a currently compliant rear-yard setback. Mr. Celentano detailed the aspects of the proposal, indicating that: he proposes to construct a 15' by 25' deck that would be attached to the rear of the property's existing dwelling; the impetus behind the proposal is to provide an additional residential amenity for the benefit of his family, including the applicant's three (3) children; the proposed deck would project 2' into the property's required rear-yard setback, resulting in a rear-yard setback of 18'; and the proposed deck would be screened by an existing, 6' tall vinyl fence which spans the property's rear-yard boundary. He confirmed the home to the rear is lower in elevation and would not be prejudiced by this proposal. He also indicated that a rear nook coming off the rear of his house makes spacing of a deck within the required setback less usable. Mr. Celentano agreed that the proposed deck shall not be enclosed as living space. Chairman Leonardis opened the discussion to the Public. No comments or questions. Chairman Leonardis closes the public portion. Chairman Leonardis calls for a motion of approval. Motion: Second: Vote on application:

**Case #08-23 – Universal Marine Medical Supply International, LLC
Block 528: Lot 46.22: M-2 Zone
107 Corporate Blvd**

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The applicant is requesting an Interpretation of the Zoning Ordinance to operate their Distribution business from this location.

Benjamin Montez, a principal of the applicant, who was sworn in, and the Board accepted his credentials. Mr. Montez introduced himself as the Chief Operating Officer of UNIMED and informed the Board that the applicant's current main location is in Staten Island, with the applicant looking to occupy the unit at 107 Corporate Boulevard to make commuting easier on its employees, 80% of whom are New Jersey residents. Mr. Montez was shown the space and believes it is a fit for a new central location. UNIMED supports commercial shipping and cruise lines as a pharmaceutically licensed wholesaler. Essentially, its customers are at sea with UNIMED supplying medical chests for captains and crews or even providing the full medical chests for the medical groups on cruise ships. The applicant also has another location in Miami and is looking for a slight downsizing of its main Staten Island location.

Mr. Montez is proposing to occupy a unit at 107 Corporate Boulevard which is approximately 9,000 square feet. Of this space, 50% will be used for administration and 50% will be used for storage and distribution. On the administrative side, 25-30 employees order medical supplies in bulk from suppliers like Walgreens and Duane Reed and have the supplies couriered to the site. The supplies are stored at the unit, taking in goods as needed by the vessels, and then the 15-20 distribution employees assemble the medical chests with various materials and send the chests to the Newark ports for inspection. The vessel operators, with whom the applicant maintains relationships throughout twenty-five years in the industry, have access to an online portal through UNIMED where they can report their needs and rate of consumption and expiration of the medical supplies. Mr. Montez estimated that their shelving turns over approximately six times per year.

The notable types of supplies mentioned by Mr. Montez include surgical medical supplies, medicine (UNIMED does employ pharmacists), some medical equipment and devices, defibrillators, blood panels, and c-pap machines. UNIMED primarily relies on courier services like UPS and Fed Ex to handle deliveries and shipments, especially to locations further away, but they do have one company van that makes daily trips to the local ports, as well. This corresponds to a single (1) loading dock at the site. Through the online portal and their internal system, the applicant tracks the vessels' inventory and demand and ultimately assembles the packages and boxes needed by the vessel to meet their medical equipment needs. Waste is handled by collection and taken offsite. Mr. Montez agreed to as a condition the Board agreeing with the applicant's specific interpretation of the ordinance to the use being substantially consistent with the testimony provided.

To present planning testimony, T.J. Ricci, P.P. was called and sworn in and the board accepted their credentials. Mr. Ricci stated that in his professional opinion, he believes the applicant's use is permitted. He described the site as an existing developed, commercial site with the intention of the applicant being to operate an office and distribution use. Mr. Ricci went through the requirements of the M-2 zone for such a use and stated he believed the applicant met all such requirements. Mr. Ricci's conclusions are largely shared by the Board as expounded upon below. No members of the public appeared to comment on the application. At this point, the applicant concluded its presentation and asked that the Board find in its favor that the use is permitted in the M-2 zone. No alternate relief was requested. Chairman Leonardis called for a motion. Motion: Mr. Gustafson Second: Ms. Wasnick Roll Call: Mr. Miller, Ms. Wasnick, Mr. Gustafson, Mr. Leonardis.

ADJOURNMENT: 8:11PM

Respectfully Submitted,
Stephanie Merola
Recording Secretary