



CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

MEETING MINUTES
WEDNESDAY DECEMBER 2, 2015 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY
515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060

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- I. **CALL TO ORDER** – Chairman Belin called the meeting to order at 7:06 p.m. at which time he then read the following statement:

- II. **OPEN PUBLIC MEETING STATEMENT** - "The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq." This is a regularly scheduled meeting of the Board.

III. ROLL CALL

Membership	Jan 22	Feb 4	Mar 4	Apr 1	May 6	Jun 3	Jul 23	Aug 5	Sep 2	Oct 7	Nov 4	Dec 2	Term of Office
D. Scott Belin Chairman	P	P	--	P	P	P	P	P	P	P	P	P	12/31/2018 (4 year term)
Alejandro "Alex" Ruiz Vice Chairman	-	P	--	P	-	P	-	P	P	P	P	P	12/31/2016 (4 year term)
Mary Burgwinkle	P	P	--	P	P	P	P	P	P	P	P	P	12/31/2016 (4 year term)
Frank Johnson	P	P	--	-	-	P	-	P	P	P	P	P	12/31/2015 (4 year term)
Charles McRae	P	P	--	P	P	P	P	P	P	-	P	-	12/31/2017 (4 year term)
Jim Spear	P	P	--	P	P	P	P	P	P	P	P	P	12/31/2016 (4 year term)
Rich Sudol	P	P	--	P	P	P	P	P	P	P	P	P	12/31/2018 (4 year term)
Robert K. Graham Alternate No.1	P	P	--	P	P	P	P	P	P	P	P	P	12/31/2016 (2 year term)
Lana Carden, Alternate No.2	V	V	V	V	P	P	P	-	P	-	P	P	12/31/2015 (2 year term)
Attendance Total	7	8	--	7	7	9	7	8	9	7	9	8	

Ledger: Present (P); Absent (A); Meeting Cancellation; (--); Vacancy (V);

IV. OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Chairman Belin opened the meeting for public comments and/or statements on items that are not on the agenda and limited a maximum of 2 minutes per comments/statements. Hearing none, the public comments on non-agenda items was closed.

VI. MINUTES – On a motion by Board Member Burgwinkle and seconded by Board Member Johnson, the board accepted the meeting minutes of June 3, 2015 as presented by members eligible to vote has been approved. On a motion by Board Member Burgwinkle and seconded by Board Member Sudol, the board accepted the meeting minutes of July 23, 2015 as presented by members eligible to vote has been approved. On a motion by Board Member Burgwinkle and seconded by Vice Chairman Ruiz, the board accepted the meeting minutes of August 5, 2015 as presented by members eligible to vote has been approved.

VII. RESOLUTION (MEMORIALIZATION(S)) - none

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-06	Noble Way, Inc.	1437-1439 Park Avenue	25	3	R-3 Low/Moderate Density Residential Zone

- Board Attorney Vignuolo advised the board that the applicant's attorney is requesting to carry this application to January 20, 2016. He reported that the applicant is requesting to properly address the board's concern from the previous meeting providing revised floor plans in order for the board to have the opportunity to review those revised plans. The board carried this application to January 20, 2016 at which time Board Attorney Vignuolo made announcement that this application has been carried to the Board's January 20, 2016 meeting and that no further notices are required from the applicant.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2011-18	Manmohan Trihka	212 Muhlenberg Place	110	2	R-4 Moderate Density Residential Zone

- Board Attorney Vignuolo advised the board that he received correspondence from the applicant's attorney dated December 2, 2015 indicating the applicant is waiting to resolve an issue in regards to a minor subdivision. The board adjourned this application subject to the scheduling by professional staff. No further action was taken.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

- Ronald Cucchiaro, Esq. of Parsippany New Jersey represented on behalf of the applicant. Mr. Cucchiaro explained that this is a continued public hearing and that the applicant has made some amendments to the two (2) existing nonconforming pylon signs that it remain and seek a variance relief from sign regulations §17:9-51.F2. Mr. Cucchiaro submitted Exhibit B1 indicating five (5) sheets depicting variations of pylon signs.
- Brett Harris, Chief Operating Officer represented on behalf of the applicant, of Florida was sworn in previously remain under oath to provide testimony on behalf of the application. Mr. Harris explained the proposal of projecting signs for advertisement and wall signs and the square footage. Mr. Harris asked if approved that he can have a time limit to make changes one pylon sign at a time.
- After hearing no further testimony, the meeting was opened for public questions and/or comments. Hearing one, Chairman asked if the board had any comments. The board had some extensive discussion in regards to the square footage of the pylon signs and the advertisement signs and made some recommendations to amend the sign to comply as close to the sign ordinance, specifically, the projecting signs, the wall signs, black lettering, halo lighting and landscaping 3 feet around the pylon signs. Also, in regards to time limit, the board made recommendation to extend to 6-months from the date of the resolution memorialization. After no further discussion, Chairman Belin entertained a motion to approve or deny this application.
- On a motion by Board Member Spear and seconded by Board Member Sudol, the board voted as follows granting approval to make amendments to the square footage of the two (2) existing nonconforming pylon signs, a variance relief from sign regulations §17:9-51.F2, landscaping and subject to other conditions.

Belin	Burgwinkle	Carden	Spear	Sudol	Graham
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Six in favor. None opposed. None abstained.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-30	Plainfield Gas Realty, LLC	190-198 Terrill Road / 1468-1474 McCrea Place / 1465-1475 East Third Street	451	14	NC Neighborhood Commercial Zone

- Board Attorney Vignuolo advised the board that he received the notice of affidavit and notice of publication, but he has not received the notice of the adjoining property owners located in Scotch Plains. The applicant will need to notice to the property owners in Scotch Plains in order to proceed with this application. The board carried this application to January 20, 2016 meeting.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-27	639 South Avenue, LLC	639-661 South Avenue	611	2	LI Light Industrial Zone

- Board Attorney Vignuolo advised that the board has jurisdiction to hear this application.
- Richard M. Cohen, Esq., of Schiller & Pittenger, 1771 Front Street, Scotch Plains New Jersey represented on behalf of the applicant. Mr. Cohen explained that the applicant is requesting a D1 use variance, relief from bulk requirements, preliminary, and final site plan approval to convert a vacant industrial building and construct a three-story building to house a new 111,572 square foot self-storage facility with 15 parking spaces.
- The Board, Board Attorney Vignuolo and City Planner Nierstedt reviewed the City Planner's report dated November 24, 2015, Board Engineer report and the Fire Official report dated November 24, 2015 in regards to the waivers. After review of the waivers, the board accepted the waivers by general consent.
- Frederick Lackland, Project Manager, 16 Rolling Hills Road, Bernardsville New Jersey was sworn in to provide testimony on behalf of the application. Mr. Lackland said that he has been in the self-storage family business since 1980. He talked about the hours of operation start around 8:00 a.m. or 9:00 a.m. to 5:00 p.m. or 6:00 p.m. Monday thru Saturday, if after hours to enter will require a key and an entrance code; access hours to storage units are 6:00 a.m. to 10:00 p.m., number of employees total of 4, no hazardous materials, no additional businesses and no sleeping allowed. Mr. Lackland talked about parking requirement is for the people with a storage unit generally do not stay more than an hour for loading/unloading, storage holder do not usually make frequent visits are from once or twice within 6-months.
- Board members asked about if customer are made aware regarding hazardous material and made a suggestion to post signs and the number of security cameras. Mr. Lackland replied that customer will sign a contract which addresses type of items that can or cannot be stored, but said he will post signs indicating no hazardous materials allowed. He replied that security cameras are located in various areas in and around the site.
- After hearing no further testimony from Mr. Lackland, the meeting was opened for public questions, statements and/or comments. Hearing none, the public portion of the meeting was closed for this witness.
- Jared Cucci, Chief Operating Officer, of 10 Washington Square Circle, Washington New Jersey has represented the company as manager, a district manager and a special project manager. Mr. Cucci was sworn in to provide testimony on behalf of the application. He talked about other storage facilities located in Englewood with 1200 storage units, and that it is one of the largest of all their facilities. He reported during the weekdays 3 to 5 customers per hour, weekends 8 to 12 customers and the Mountainside facility has 758 units with 8 parking spaces, 1 to 3 customers weekdays, weekends 3 to 5 customers per hour and another location in South Brunswick has 900 units, 12 parking spaces.

- Kevin O'Brien, Licensed Professional Planner, of Shermark Enterprises Madison house, Madison Avenue, New York explained that the applicant is requesting a D1 use variance, relief from bulk requirements, preliminary, and final site plan approval to convert a vacant industrial building and construct a three-story building to house a new 111,572 square foot self-storage facility with 15 parking spaces. He addressed the building coverage, lot coverage, adaptive reuse of an existing building that has been vacant for many years, jobs created, seeking to preserve brick façade, no detrimental use to the neighborhood, but a positive impact to the neighborhood because storage facility is not high intensity.
- Anthony Gallerano, Licensed Professional Engineer, 320 North Avenue East, Cranford New Jersey was sworn in to provide testimony on behalf of the application. Mr. Gallerano reported on the recommendations that resulted from a technical review committee and the submission of revised plans indicating a one-way driveway from South Avenue and out on to Berckman Street. He talked about the exterior in regards to recycling/trash bins located in the rear, landscaping/shrubbery proposed; it has been suggested to provide streetscape improvements on South Avenue and Berckman Street.
- Board Members addressed the existing retaining wall and type of lighting. Mr. Gallerano said that the applicant will comply with all city officials' recommendations. After there being no further testimony, the meeting was opened for public questions, comments and/or statements.
- Bernice Paglia, 124 E. Seventh Street made comment that she is glad that the façade will be restored and remove old trees to be replaced with more suitable trees. Ms. Paglia made a suggestion to use graffiti proof paint.
- Carlos Sanchez, Deputy City Administrator for Economic Development made comment by thanking the applicant and their team for working very closing with economic development and support the storage unit facility. He reported that there is an estimated growth of over 1000 residential apartments and this storage facility is key to provide storage providing a great service to the community. After hearing no further comments and/or statements from the public, the public portion of the hearing is closed.
- The board made comment regarding this project and that it is a much needed improvement on this corner, positive rehabilitation, an encouragement to developers and other businesses to rehabilitate eliminate blighted areas, the intent to create jobs, the board move in favor of this application. Chairman Belin entertained a motion. On a motion by Board Member Johnson and seconded by Board Member Graham, the board voted as follows a D1 use variance, relief from bulk requirements, preliminary, and final site plan approval to convert a vacant industrial building and construct a three-story building to house a new 111,572 square foot self-storage facility with 15 parking spaces as stipulated.

	Belin	Ruiz	Burgwinkle	Johnson	Spear	Sudol	Graham
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Seven in favor. None opposed. None abstained.

IX. OLD BUSINESS - none

X. NEW BUSINESS - none

XI. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Vice Chairman Ruiz and seconded by Board Member Graham at 11:03 p.m.

Respectfully submitted,

Rosalind Miller
Board Secretary

NOTE: The Board will not hear any cases after 10:30 p.m. All documents are available for inspection at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486.

ZBA meeting.12-2-2015

Phone: (908) 753-3486 * Fax: (908) 226-258 * Website: www.plainfieldnj.gov