

Minutes of the meeting of the Linden
Planning Board, February 11, 2020, 7 P.M.

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORLETTI, VICE-CHAIRMAN
GEORGE DONEY, SECRETARY
NICHOLAS PANTINA
FELIPE CABEZAS
BARRY JAVICK, COUNCILMAN
CURTIS HUMPHREY
NOYO EDEM
MICHAEL ANDERSON
MAYOR DEREK ARMSTEAD

ANTHONY D. RINALDO, JR., BOARD ATTORNEY
MARILYN COPLAN, RECORDING SECRETARY
PAUL RICCI, BOARD PLANNER

Chairman LaPlaca called the meeting to
order and announced SD743, 105 Center Street
application has been withdrawn and SP-1116
Container Ocean Line application has been
withdrawn.

(Flag salute.) (Roll call.) THE Chairman
stated the meeting has been advertised in
accordance with the Open Public Meetings Act.

With regard to SP-1088-18 amended, 1700
South Stiles Street, by motion by Mr. Patina,
seconded by Councilman Javick, all voted in the
affirmative and Mr. Fiorletti abstained,
resolution is adopted.

With regard to application SP-1114, Meridia
1001, upon motion by Mr. Patina, seconded by Mr.
Cabezas, all voted in the affirmative, Mr.
Fiorletti abstained, resolution is memorialized.

RE: SP-1110 Penn Jersey Concrete, with
regard to a few minor amendments, Mr. Cabezas made
the motion to memorialize the resolution, seconded
by Mr. Anderson, all members voted affirmatively
and Mr. Fiorletti abstained.

APPLICATION: SD 747 Grunwald
PREMISES: 2314 Orchard Terrace
TO PERMIT: Minor Subdivision

Gregory Juba, Esquire appeared for the
applicant. Nicholas C. Sottos, 28 Lefferts Lane,
Clark, New Jersey, 07066 is sworn and testified as

1 a Professional Engineer and Professional Planner
2 that the proposal is to subdivide and construct
3 two, one-story family dwellings, that the
4 application complies with all the bulk standards
5 and there are no variances. Mr. Sottos stated one
6 of the plans indicates four bedrooms and it is
7 three bedrooms, and they are providing two
8 parking stalls per unit which complies with RSIS
9 and the applicant will waive and increase the
10 width of the driveway to one foot away from the
11 property line on each one.

12 A discussion ensued between Mr. Doney and
13 Mr. Ricci with regard to parking. (Refer to
14 transcript.)

15 Upon motion by Mr. Forletti to approve the
16 application as submitted and seconded by Mr.
17 Doney, Mr. Juba saying he acknowledges the
18 engineering report and will comply with the
19 request, all members voted in the affirmative,
20 application is granted.

21 APPLICATION: SD745 Lindel Corporation
22 PREMISES: 1400 - 1500 West Elizabeth Avenue
23 TO PERMIT: Minor subdivision

24 S. Hehl, Esquire appeared for the applicant
25 and stated the property was two separate parcels
and became one parcel and the applicant wants to
subdivide it to create two industrial parcels.
There are no variances requested.

Louis Puopolo, 465 Meisel Avenue,
Springfield Township, New Jersey, 07081 was sworn,
licensed land surveyor and planner is qualified
and explained the proposal, that each of the lots
operates independently and there are two entrances
off West Elizabeth. (Refer to transcript.)

Upon motion by Mr. Fiorletti to approve the
application SP-1116 Container Ocean Line, seconded
by Mr. Pantina, a vote was taken and all members
voted in the affirmative.

21 APPLICATION: SD748 Linden Development
22 PREMISES: 1016 West Edgar Road
23 TO PERMIT: Major Subdivision

24 John P. Michalski, Esquire, Faegre,
25 Drinker, Biddle appeared for the applicant stating
the application is for a preliminary and final
major subdivision for Legacy Square. He stated
six of the lots need relief for lack of street
frontage and variances are needed with regard to

1 frontage from Section 31-11.4b 2 and 31-4.3b, and
2 a planning variance for the frontage issue from
3 the MLUL which is N.J.S.A. 40:55D-35. And the
4 Walmart lot requires an impervious coverage
5 variance from Section 31-11.4b5.

6 Brad Thompson, 2430 Highway 34, Manasquan,
7 New Jersey 08766, Engineer was sworn and
8 qualified. A-1 Site Plan. He described the
9 premises. (Refer to transcript.) He reminded the
10 Board that the developer has to maintain the
11 strips between the property lines for the lots and
12 right-of-way line for the highway.

13 Mark Lescavage, 331 Newman Springs Road,
14 Red Bank, New Jersey 07701, Planner is qualified
15 and sworn and testified there's a 93.5 percent
16 proposed impervious coverage for Lot A which is
17 the Walmart lot, and there are six lots frontage
18 variances for Lots B, E, F, G, Lot H and Lot I and
19 the lots are proposing zero feet of lot frontage
20 where 100 is required. There's a variance request
21 for minimum lot depth for Lot C and the variances
22 are sought because some of the purposes of zoning
23 are being advanced by these variances and it would
24 qualify under the flexible variance. The
25 subdivision of the lot has multiple points of
access and excellent circulation in and out
through the property. The lot frontage variances
are required so as not to have the lots go to
Route 1 and 9 and that the lots can function as
proposed.

With regard to the impervious coverage
variance for Walmart for 93 and a half percent
where 90 percent is required, all the required
parking is within the lot and the whole property
has less than 90 percent allowed so it is a
technicality request. In terms of the six foot
lot depth variance, proposed Lot C has plenty of
lot depth.

He testified the subdivision is being done
for the purpose of divesting the lots in the
future for users of the property and possible
future redevelopment of the lots and it is
necessary for the success of Legacy Square.

Mr. Lescavage testified that the four
reasons for zoning are being advanced, G, H I and
K. With regard to the negative criteria, the
right-of-way does not change the original designs
approved by the Board and does not impair the

1 enjoyment and use of the property and does not
2 cause a negative impact to the public good, and
there's no substantial impairment to the zone plan
and zoning ordinance.

3 Mr. Ricci stated this is more of a
4 technicality in nature that's being requested. .
Chairman LaPlaca asked if anyone in the public
5 wishes to speak. No one appeared. That portion
is closed.

6 Upon motion by Mr. Fiorletti to approve SD
745, Linden Development, with the variances
7 enumerated, seconded by Mr. Cabezas, all Board
members voted in the affirmative, application is
approved.

8 At this time, Mr. Ricci presented the
9 Redevelopment Plan 254, Lots 1 - 10. After his
presentation, Mr. Forletti made a motion to
10 approve to send to Council, Mr. Javick seconded
the motion and all Board members voted in the
affirmative.

11 With regard to Resolution 2020 - 45
12 Municipal Landfill Redevelopment Project Avenue
Redevelopment, Mr. Fiorletti made a motion to
13 agree with the recommendation of Mr. Ricci and Mr.
Javick seconded the motion and all Board members
voted in the affirmative.

14 Re: Redevelopment of Block 288, Lots 3,
15 4.01, 4.02, 8.01, 9, 10 and 12 plus Blocks 321,
Lots 1, 2, 3, 4, 5, 6, 7 and 8, Mr. Ricci made his
16 presentation and upon motion by Mr. Fiorletti to
agree with Mr. Ricci's recommendation, and Mr.
17 Javick seconded the motion, and all Board members
voted in the affirmative except Mr. Cabezas
abstained.

18 With regard to 4900 Tremley Point Road
19 Redevelopment, after Mr. Ricci made his
presentation, Mr. Fiorletti made a motion to agree
20 with Mr. Ricci's recommendation and Mr. Pantina
seconded the motion and all Board members voted in
the affirmative.

21 There being no further business, the Board
22 adjourned at 9:30 P.M.

23 Respectfully submitted,

24 
Secretary