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

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORETTI, 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Chairman LaPlaca called the meeting to order and announced SD743, 105 Center Street application has been withdrawn and SP-1116 Container Ocean Line application has been withdrawn.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 Jefferts Lane, Clark, New Jersey, 07066 is sworn and testified as
a Professional Engineer and Professional Planner that the proposal is to subdivide and construct two, one-story family dwellings, that the application complies with all the bulk standards and there are no variances. Mr. Sottos stated one of the plans indicates four bedrooms and it is three bedrooms, and they are are providing two parking stalls per unit which complies with RSIS and the applicant will waive and increase the width of the driveway to one foot away from the property line on each one.

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

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

APPLICATION: SD745 Lindel Corporation
PREMISES: 1400 - 1500 West Elizabeth Avenue
TO PERMIT: Minor subdivision
S. Hehl, Esquire appeared for the applicant 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.

APPLICATION: SD748 Linden Development
PREMISES: 1016 West Edgar Road
TO PERMIT: Major Subdivision
John P. Michalski, Esquire, Faegre, 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
frontage from Section 31-11.4b 2 and 31-4.3b, and a planning variance for the frontage issue from the MLUL which is N.J.S.A. 40:55D-35. And the Walmart lot requires an impervious coverage variance from Section 31-11.4b5.

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

Mark Lescavage, 331 Newman Springs Road, Red Bank, New Jersey 07701, Planner is qualified and sworn and testified there's a 93.5 percent proposed impervious coverage for Lot A which is the Walmart lot, and there are six lots frontage variances for Lots B, E, F, G, Lot H and Lot I and the lots are proposing zero feet of lot frontage where 100 is required. There's a variance request for minimum lot depth for Lot C and the variances are sought because some of the purposes of zoning are being advanced by these variances and it would qualify under the flexible variance. The 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
enjoyment and use of the property and does not
cause a negative impact to the public good, and
there's no substantial impairment to the zone plan
and zoning ordinance.

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

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

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

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

Re: Redevelopment of Block 288, Lots 3,
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
presentation and upon motion by Mr. Fiorletti to
agree with Mr. Ricci's recommendation, and Mr.
Javick seconded the motion, and all Board members
voted in the affirmative except Mr. Cabezas
abstained.

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

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

Respectfully submitted,

[Signature]
Secretary

M. Virginia Quinta, C.C.R.
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