

1 The Meeting of the Linden Planning Board
2 was called to order by the Chairman Joseph LaPlaca
on March 10th, 2020, 7 P.M.

3 BOARD MEMBERS PRESENT:

4 JOSEPH LaPLACA, CHAIRMAN
5 ARMAND FIORLETTI, VICE-CHAIRMAN
6 GEORGE DONEY, SECRETARY
7 FELIPE CABEZAS
8 MICHAEL ANDERSON
9 ALEX LOSPINOSO, MAYOR'S DESIGNEE
10 BARRY JAVICK, COUNCILMAN
11 NICHOLAS PANTINA

12 ANTHONY D. RINALDO, JR., BOARD ATTORNEY
13 MARILYN COPLANN, RECORDING SECRETARY
14 PAUL RICCI, BOARD PLANNER

15 Flag salute. Roll call. Announcement was
16 made by the Chairman that cases 33/37 West Price
17 Street, 40/46 West Price Street and 1010 Monmouth
18 Avenue are listed for the next hearing date unless
19 otherwise noted and carried so there is no need to
20 renotece.

21 Mr. Doney made a motion to accept the
22 minutes of the meeting of February 11, 2020,
23 seconded by Mr. Anderson, all voted in the
24 affirmative but Mr. Lospinoso abstained.

25 Mr. Doney made a motion to approve the
minutes of the meeting January 14, 2020, seconded
by Mr. Cabezas, all voted in the affirmative, Mr.
Fiorletti and Mr. Lospinoso abstained, minutes
accepted.

Resolution memorialized with regard to SD
745 Lindel Corporation, upon motion by Mr.
Fiorletti, seconded by Mr. Patina, all voted in
the affirmative, Mr. Lospinoso abstained.

Resolution memorialized with regard to
Meridia, SP-1114-2020, motion made by Mr. Pantina,
seconded by Mr. Cabezas, all voted in the
affirmative, Mr. Fiorletti and Mr. Lospinoso
abstained.

Grunwald Properties, SD 747-2020, was
memorialized by motion made by Mr. Fiorletti,
seconded by Mr. Cabezas, all voted in the
affirmative, Mr. Lospinoso abstained.

SD 748-2020 Linden Development, resolution
was memorialized upon motion by Mr. Fiorletti,

1 seconded by Mr. Cabezas, all voted in the
2 affirmative, Mr. Lospinoso abstained.

3 APPLICANT: SP-1116 Container Ocean Line
4 PREMISES: 975 East Linden Avenue
5 TO PERMIT: Addition to existing structure.

6 Gregory Juba, Esquire, appeared for
7 the applicant and stated there are no variances
8 and there's a pre-existing condition on the
9 existing building and the request is for a
10 building addition.

11 Nicholas C. Sottos, 28 Lefferts Lane, Clark
12 New Jersey, was sworn and testified he prepared
13 the site plan and stated the lot is 70,000 square
14 feet and has a 10,615 square foot one-story
15 building with paved parking lot and loading
16 facility and that the site is 100 percent covered
17 by building or pavement, that the existing use is
18 importing and exporting of motor vehicles and the
19 operation employs 22 people and that the zone
20 permits this use.

21 He testified the applicant desires to
22 construct a 9183 square foot building addition
23 increasing the warehouse area to 19,798 square
24 feet, that the new building addition will allow
25 vehicles to be staged inside and eliminate current
clutter on the site.

He testified the existing drainage patterns
will remain and the employee count will not
change, that the application complies with the
requirements of the zone with the exception of the
building front yard which is 9.8 feet versus 25
feet required. He testified to a path for the fire
engine, that a fire lane could be painted, that
the fire lane width is 18 feet.

Mr. Sottos suggested an opaque fence to
screen the entire parking lot, that it would
normally be six feet. He testified the waste
management dumpster is on-site. A discussion
ensued with regard to access for the fire engine
and with regard to drainage, and that there are no
new utilities.

Mr. Cabezas questioned with regard to the
traffic pattern. Mr. Javick requested an eight
foot fence.

Gregory J. Waga, 2109 St. Georges Avenue,
Rahway, New Jersey 07065, architect, was sworn and
qualified and testified that an eight foot fence
is not necessary, that there will be no repair

1 done at the site, no assembling of vehicles, that
the Nappa Purple color will not be used.

2 Michael Lewis was sworn and testified that
3 he is employed by the owner as an officer of the
company and the vehicles on the premises are
4 antiques and the business is the number one
shipper of antique vehicles out of the east coast,
that the cars come in and go out to be exported.

5 Mr. Sottos stated there is a letter from
the Fire Department for the applicant to
6 demonstrate that the Fire Department can traverse
through the site and access the building on all
7 sides, and that there will be a minimum 15 foot
fire lane with signage, and Mr. Sottos testified
8 that will be adhered to.

9 Upon motion by Mr. Fiorletti to approve the
application with the conditions of the six foot
fence and the striping and the revision of the
10 plans, seconded by Mr. Doney, the application is
approved by unanimous vote.

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12 APPLICANT: SD 749 Woodlawn Partners
PREMISES: 1612 Essex Avenue
TO PERMIT: Minor subdivision

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14 Gregory M Juba, Esquire, appeared for the
applicant and stated this is the same plan Mr.
Niemczyk puts up in town. Nicholas C. Sottos, 28
15 Lefferts Lane, Clark, New jersey, resumed and
testified that the lot is 8100 square feet located
16 in the R-2b zone which permits the one and
two-family, semi-detached dwelling; that the
17 proposal is to subdivide to construct a two-family
semi-detached dwelling, that it complies with all
18 the bulk standards of the R-2b zone, that no
variance or waivers are requested and it complies
19 with the City of Linden Master Plan and is
consistent with existing properties.

20 Mr. Ricci recommended that the trees be
subject to the Shade Tree Commission in location
21 and species. Mr. Sottos stated the applicant will
comply with Mr. Pantina's comments.

22 Upon motion by Mr. Fiorletti to approve SD
749 Woodlawn Partners, 1612 Essex Avenue, seconded
23 by Mr. Anderson, by unanimous vote the application
is granted.

24 At this time, Mr. Ricci presented
Redevelopment Block 587, Lots 3.01, 3.02, 3.03
25 Linden Chlorine and recommended this is a heavily

1 industrial land use in an area that has had heavy
2 industrial zoning and a new Master Plan recognizes
3 this is a heavy industrial area and since it would
4 be deemed consistent with the Municipal Master
5 Plan, he is requesting the Board make that
6 finding.

7 Upon motion by Mr. Fiorletti to approve the
8 Redevelopment Plan for Block 587, Lots 3.01, 3.02
9 and 3.03 Linden Chlorine, seconded by Mr.
10 Lospinoso, all voted in the affirmative.

11 There being no further business, upon
12 motion to adjourn by Mr. Fiorletti and seconded by
13 Mr. Pantina, all Board members voted in at
14 affirmative, the meeting was adjourned at 8 P.M.

15 Respectfully submitted,

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Secretary