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

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORLETTI, VICE-CHAIRMAN
GEORGE DONEY, SECRETARY
FELIPE CABEZAS
MICHAEL ANDERSON
ALEX LOSPINOSO, MAYOR'S DESIGNEE
BARRY JAVICK, COUNCILMAN
NICHOLAS PANTINA

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

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

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

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

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

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

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

He testified the applicant desires to construct a 9183 square foot building addition increasing the warehouse area to 19,798 square feet, that the new building addition will allow 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 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
done at the site, no assembling of vehicles, that
the Nappa Purple color will not be used.

Michael Lewis was sworn and testified that
he is employed by the owner as an officer of the
company and the vehicles on the premises are
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.

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

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
plans, seconded by Mr. Doney, the application is
approved by unanimous vote.

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

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
Lefferts Lane, Clark, New jersey, resumed and
testified that the lot is 8100 square feet located
in the R-2b zone which permits the one and
two-family, semi-detached dwelling; that the
proposal is to subdivide to construct a two-family
semi-detached dwelling, that it complies with all
the bulk standards of the R-2b zone, that no
variance or waivers are requested and it complies
with the City of Linden Master Plan and is
consistent with existing properties.

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

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

At this time, Mr. Ricci presented
Redevelopment Block 587, Lots 3.01, 3.02, 3.03
Linden Chlorine and recommended this is a heavily
industrial land use in an area that has had heavy industrial zoning and a new Master Plan recognizes this is a heavy industrial area and since it would be deemed consistent with the Municipal Master Plan, he is requesting the Board make that finding.

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

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

Respectfully submitted,

Secretary

M. Virginia Guinta, C.C.R.
Certified Court Reporters