

In The Matter Of:
Minutes of Linden Planning Board 6/9/2020

June 09, 2020

M. Virginia Guinta
Certified Court Reporters
P.O. Box 184
Rocky Hill, New Jersey 08553
(609) 477-9342

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1 Minutes of the Virtual Meeting of the
2 Linden Planning Board, Tuesday, June 9th, 2020, 7
3 P.M.

4 BOARD MEMBERS PRESENT:

5 JOSEPH LaPLACA, CHAIRMAN
6 ARMAND FIORLETTI, VICE-CHAIRMAN
7 BARRY JAVICK, COUNCILMAN
8 NICHOLAS PANTINA
9 NOYO EDEM
10 FELIPE CABEZAS
11 CURTIS HUMPHREY
12 ALEX LOSPINOSO, MAYOR'S DESIGNEE

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

16 This meeting is being held virtually with
17 Mr. Nicholas Pantina as host and in accordance
18 with the Open Public Meetings Act. (Roll call.)
19 (Pledge to the flag.)

20 Frank Hetem is present but will be sworn in
21 as a Board member next month.

22 By motion made by Mr. Fiorletti and
23 seconded by Councilman Javick, the May Board
24 minutes are approved.

25 With regard to Resolution SD-750-2020,
Direct Access Developers, upon motion by Mr.
Fiorletti to approve, seconded by Mr. Cabezas,
vote is taken and Mr. Lospinoso abstained, all
members voted in the affirmative.

With regard to Resolution for Safety Kleen
System, SP-1070-17, upon motion by Mr. Fiorletti,
seconded by Mr. LaPlaca, passed by unanimous vote.

APPLICANT: 105 Center Street SD-746A-2020
PREMISES: 105 Center Street
TO PERMIT: Subdivision.

Gregory M. Juba, Esquire, appeared for the
applicant and stated in February 2020 people
within 200 feet were notified as to the
application that two small variances were
requested, and the proofs were given to Mr.
Chrobak yesterday, and an Affidavit of Publication
was sent to Mr. Rinaldo. At this time, Mr.
Rinaldo requested the Board approve the matter and
approve a resolution this evening and the granting

1 of the application is subject to the Shade Tree
Commission. Mr. Juba stated that is acceptable.

2 Upon motion by Mr. Cabezas to approve
Application SD-746A, 105 Center Street, LLC,
3 seconded by Mr. Pantina, the application is
granted by unanimous vote.

4 Mr. Rinaldo read the prepared resolution.
Upon motion by Mr. Fiorletti to adopt the
5 resolution, seconded by Mr. Pantina, resolution is
adopted by unanimous vote.

6
7 APPLICANT: Linden Harmony Urban Development, LLC
SP-1117-2020

8 PREMISES: 33-37 West Price Street

9 TO PERMIT: Preliminary and Final Site Plan
Approval

10 Peter H. Klouser, Esquire, from the
Heilbrunn Pape Law Firm appeared for the
applicant. Mr. Klouser opened to the Board
11 stating both applications he's presenting tonight
do not require variance relief and the same three
witnesses will testify on both applications,
12 Professional Architect and Professional Planner,
Rob Larsen; Gregory Ploussas, Design Engineer and
13 Charles Olivo, Traffic Engineer.

14 He stated proposed is 36 units and 50
parking spaces on the ground floor and 10 parking
spaces for merchant parking. Robert Larsen,
15 A.I.A., Chester, Ploussas, Lisowsky, LLC, 95
Matawan Road, Matawan, New Jersey 07747 is sworn
16 and qualified and testified there are no
variations requested or variances and described
17 the project. Exhibits are marked A-1 through A-6.
He testified as to the proposed 36 units and 50
18 parking spaces with 10 spaces for merchants and
described the building from an architect's point
19 of view regarding the design and handicap
accessibility, that the building will be
20 fire-sprinklered, and testified regarding the
common areas, and the trash enclosure will be
21 handled by private pick-up with management's help.

(Refer to transcript.)

22 He described the elevation as being clean
and attractive. He described the color scheme and
23 the columns are positioned for parking that
results in a parking space eight foot four inches
24 wide. He testified as to access to the building
with regard to safety vehicles, they do not need
25 to go underneath the building. Bicycle racks are

1 provided on the ground level. Public parking is
2 available with no gate proposed.

3 Mr. Fiorletti questioned with regard to
4 Fire Department requirements and Mr. Larsen
5 testified they will be complied with. Mr.
6 Fiorletti questioned with regard to an all
7 electric building. Mr. Larsen testified the
8 building is gas and electric.

9 Mr. Ricci requested additional detail on
10 the plans which Mr. Larsen agreed will be
11 provided. Mr. Lee Klein questioned with regard to
12 the mandoor and Mr. Larsen testified he doesn't
13 feel it is necessary but if required, it will be
14 provided.

15 Mr. Lospinoso questioned with regard to
16 snow removal but Mr. Ploussas will comment on
17 that.

18 Gregory Ploussas, Chester, Ploussas,
19 Lisowsky Partnership, LLC, Design Engineer, is
20 sworn and qualified. He testified the driveway
21 will be 24 foot and with regard to utilities, gas,
22 water, sanitary sewer and storm sewer, they will
23 be tied into what is existing.

24 With regard to stormwater management, an
25 underground detention basin is provided and that
26 utility openings on West Price Street will be
27 bundled with regard to two buildings regarding the
28 timing of same.

29 Mr. Ploussas testified the surface of the
30 parking lot is concrete and will provide a
31 better-looking, more durable surface. The snow
32 plowing will be done by the applicant and a
33 decorative sidewalk along west Price Street will be
34 provided, and applicant agreed to work with the
35 Shade Tree Commission.

36 Mr. Fiorletti questioned with regard to
37 signs and Mr. Ploussas testified signs are
38 proposed in front of each parking space so there
39 is controlled parking. Mr. Klouser commented the
40 paving will be managed so if one building is ahead
41 of the other, a C.O. can be issued and a bond will
42 be posted with the City of Liden with regard to
43 each project regarding the C.O.s.

44 Mr. Pantina requested more detail on the
45 pavement restoration. Mr. Ploussas testified it
46 would be beneficial to meet with the utility
47 companies with regard to location and that costs
48 will be prepared with regard to paving regarding a
49 reasonable cost-sharing arrangement. Mr. Ploussas

1 testified cable and telephone is underground and
2 electric is overhead as it is presently and
sanitary and water are underground.

3 Shan Fanchiang of Pennoni stated the
the applicant addressed most of the comments.

4 Ms. Vivani Costa, 26 West Price Street,
questioned with regard to the lighting and
5 suggested having motion lighting for safety. Mr.
Larsen testified there would be lighting at the
6 front door but no new street lighting is proposed.
Mr. Klouser stated, together with Mr. Pantina and
7 Mr. Ricci, the lighting will be addressed. Mr.
Rinaldo stated that can be made a condition of
8 granting the application, that the applicant meet
with Linden's professionals and Mr. Klouser
agreed.

9 Charles Olivo, Stonefield Engineering and
Design, 584 Broadway, Suite 310, New York, New
10 York 10012 was sworn and testified as a traffic
engineer that he conducted a traffic assessment
11 with regard to both projects and spoke with regard
to 33-37 West Price Street and described the
12 movement of West Price Street in a one-way
direction, that all the goals of the transit
13 village are going to be achieved and that the
applicant wants benefits and improvements with
14 regard to parking for the community. He testified
the driveway will provide ingress and egress, a
15 two-way driveway to provide access to the 50
parking stalls as well as the bike racks. He
16 testified with regard to sight triangles existing,
that the garage can be traversed with safety and
17 signage striping directing the motorist to the
right-in and right-out nature of the driveway, and
18 will comply with comments of Mr. Klein and Mr.
Pantina. Mr. Olivo testified as to peak hour
19 traffic levels during the morning and evening are
well below the standard that would trigger a
20 significant increase in traffic and there is no
concern with regard to delays.

21 With regard to traffic generation, given
the proximity to the train station and downtown,
22 that pedestrian traffic would be created. He
testified as to parking, that adding 10 stalls for
23 merchants and management on the ground
accommodating people with no gate, and the site
24 manager will make a decision with regard to
security cameras, that the open garage set-up
25 would be work best.

1 Mr. Olivo testified from a traffic and
2 parking perspective, this is a very well
3 thought-out development.

4 Mr. Klein questioned with regard to the
5 hours for the 10 parking spaces available to the
6 public and Mr. Olivo stated 9 to 6 Monday through
7 Friday and 10 to 5 Saturday.

8 With regard to loading and move-in with
9 regard to the second application, a loading zone
10 area has been proposed for delivery vehicles and
11 that moving trucks or vans will not be constantly
12 in the area. Mr. Klein commented on the need to
13 go to Mayor and Council to get the loading zone
14 approved.

15 Councilman Javick questioned with regard to
16 to visitor parking. Mr. Ploussas answered since
17 it is 36 one bedroom units, there are not many
18 visitors but there are 50 parking stalls and that
19 two to three stalls can be striped with visitor
20 parking.

21 Mrs. Costa is concerned about the parking
22 situation. Marian Piskaldo, 101 Blancke Street,
23 is concerned about the parking. The witness
24 testified from a traffic and parking perspective
25 the situation is getting better with regard to the
redevelopment of the sites.

Jeffrey Tandul, the Shade Tree
Commissioner, is concerned with regard to the
traffic. Mr. Olivo stated they did look at the
signal to North Wood Avenue and that not everyone
leaves for work in the morning at the same time,
that it is staggered and there would not be a
significant impact with regard to delays on the
intersection of North wood. Mr. Tandul suggested
looking at the timing of the light.

Mr. Pantina stated they have been working
with the Linden Police Department to change the
timing on the light.

At this time, Mr. Klouser gave his closing
remarks to the Board and asked for a favorable
outcome.

Mr. Rinaldo questioned Mr. Olivo whether
his testimony would be similar with regard to
SP-1118 and Mr. Olivo testified it would be very
similar, the only change being the unit count to
37 units and 49 stalls.

Mr. Cabezas made a motion to approve
SP-1117, seconded by Mr. Fiorletti, all voted in
the affirmative. Application is approved.

1 APPLICANT: 20 West Price Street North SP-1118-20
2 PREMISES: 40-46 West Price Street
3 to PERMIT: Preliminary and Final Site Plan
4 approval.

5 Peter H. Klouser, Esquire, from Heilbrunn
6 Pape presents the application. Robert Larsen,
7 A.I.A., Chester, Ploussas and Lisowsky Partnership
8 LLC, 95 Matawan Road, Matawan, New Jersey resumed
9 and testified. A-1 is marked as Ground Floor
10 Plan. Exhibits A-2 through A-5 are marked. He
11 testified there are 34 one bedroom and 3, two
12 bedroom, that merchants parking are set aside, tht
13 this application is very similar to SP-1118, that
14 trash is carried in the back and handled by
15 management and private pick-up, that a balcony is
16 added for safe exit to the top floor and there are
17 no rooftop units. He described the look of the
18 building. (Refer to transcript.)

19 He made a similar comment about the safety
20 vehicles and the access to the main lobby with the
21 main elevator nearby, that a mandoor can be put
22 in, if required, that vehicles go underneath for
23 parking but ambulances and large garbage trucks
24 are not expected to go underneath.

25 He described the building as attractive and
meets full handicap accessibility and is a
fire-sprinklered building.

Mr. Ricci wanted clarification on the
coloring of the building and Mr. Larsen testified
it is quite beautiful with mixed soft grays to
create texture. He said he will have the
manufacturer send samples and that he wants the
professionals to be comfortable with the colors
and if it needs to be toned down, the applicant
will work with the city.

Mr. Rinaldo stated that will be a condition
of approval with regard to Mr. Ricci and Mr.
Klouser. Mr. Klouser stated that problem can be
resolved.

Gregory Ploussas, Chester Ploussas Lisowsky
Partnership, 95 Matawan Road, Matawan, New Jersey
resumed and testified this application is
identical to the previous application, that the
utilities are existing and can be tied into, that
the site is 90 percent paved and some of the
pavement will be eliminated and that no stormwater
management is required, that all the roof drains
will be tied into the stormwater system and that
there is no problem with the city engineer's

1 report, it can be complied with. The applicant
2 will meet with the Shade Tree Commission to
resolve any issues.

3 Mr. Pantina mentioned the driveway shows 20
4 feet and Mr. Ploussas stated that is an error and
it will be revised to show 24 feet, and that the
5 parking surface will be concrete and that all the
6 details will be put on the plan.

7 Ms. Costa questioned about the lighting.
8 Mr. Klouser stated the township's professionals
9 will look into it and that the applicant has no
10 objection to that.

11 Charles Olivo, Stonefield Engineering and
12 Design, 584 Broadway, Suite 310, New York, New
13 York, resumed and testified the driveway will be
14 left-in and left-out with similar traffic volume,
15 minimal traffic generation associated with the
16 site well under the threshold of a hundred peak
17 hour trips and more than adequate parking and no
18 significant impact to traffic.

19 Upon motion by Mr. Fiorletti, seconded by
20 Mr. Cabezas to pass the application, by unanimous
21 vote, the application is approved with conditions.

22 Upon motion of the Board members, the
23 meeting is adjourned at 10 P.M.

24

25 Respectfully submitted,

Secretary