

**Middlesex Borough Planning Board
1200 Mountain Ave., Middlesex, NJ 08846
Minutes
January 27, 2016**

1. Call to Order

Chairperson Andy Galida called the meeting to order at 7:32p.m.

2 .Open Public Meeting Act Statement

Chairperson Galida read the Open Public Meeting Act statement.

3. Call to Order

Upon voice count the following members were present- Al Lowande, Andy Galida, Jim Green, Robert Schueler, John Sweeney, Paul Woska, and Frank Ryan

Also in attendance were Board Attorney, Ms. Kelly Carey.
Board Engineer, Mr. Bob Bucco
Board Planner, Mr. James Kyle

Ms. Carey swore in new members Robert Schueler, Frank Ryan, Paul Woska and Jim Green.

Ms. Carey swore in James Kyle, Planner. Mr. Kyle stated his education and credentials.

5. Minutes

Member Lowande made a motion to approve the January 13, 2016 meeting minutes, seconded by Member Schueler. Vote: All in favor. Motion passed.

6. New Business

P2015-09

Minor Site Plan

Hortencia Jaco Damiani

443 Union Ave

Block 107 Lot 7

Chairperson Galida announced that the application would not be heard this evening and the application has been continued to the February 10, 2016 meeting.

**P2015-11
Morris Fairmount Associates Urban Renewal
116 South Ave
Block 287 Lot 15**

Preliminary and Final Major Site Plan

Mr. Tripp stated that he is representing the applicant Morris Fairmount Associates Urban Renewal LLC.

Mr. Tripp stated that the applicant is redeveloping an area in Newark which includes the current site of Delisa Pallet Corporation.

Mr. Tripp stated that there is an agreement between Morris Fairmount Associates Urban Renewal to relocate Delisa Pallet Corporation.

Mr. Tripp stated that 116 Egel/ Blackford/ Egel is the site and that Morris Fairmount Associates Urban Renewal would be transferring the property to Delisa Pallet Corporation, then this property would be owner occupied.

Mr. Tripp stated that the property is located in the industrial zone and would be used for pallet sales, storage and repair of pallets.

Mr. Tripp stated that the existing residence would be used as an office, the vacant yard would house the pallet storage with a 3 sided pole barn on the South Ave side of the property.

The applicant would be seeking design waivers regarding curbing and lighting.

Ms. Kelly Carey duly swore in the applicant's Engineer, Michael Marinelli, Menlo Engineering, 261 Cleveland Ave, Highland Park, NJ.

Mr. Marinelli gave his education and credentials as an Engineer.

The Board accepted Mr. Marinelli as an expert witness.

Exhibit A1 was entered as a large aerial site photograph showing existing conditions of Block 287 Lots 12 & 15 prepared by Menlo Engineering Associates.

Mr. Marinelli used Exhibit A1 showing:

- Lot 12 (western side of the property) the house is located
- Lot 15(eastern side of the property) as undeveloped
- the property is located at the corners of South Ave, Blackford and Egel Ave
- property is located in the Industrial Zone
- property has 2.8 acres

Exhibit A2 was entered as a large aerial proposed site plan with the site plan improvements.

Mr. Marinelli stated that the property would be used for the new and used sales of pallets. The first floor of the house would be the office area.

Mr. Marinelli stated that there would be deliveries of pallets to the site; the pole barn would be the workspace where the pallets are refinished.

Mr. Marinelli stated that the pole barn is three sided with the open side facing inward on the property.

Mr. Marinelli stated that there are 20 employees; 5 office workers, 5 drivers, 5 forklift operators and 5 general employees.

Mr. Marinelli showed that parking spaces for the employees using Exhibit A2.

Mr. Marinelli stated the pallet yard is open Monday through Friday from 8am to 4pm, the office hours are Monday through Friday from 7am to 5pm.

Mr. Marinelli stated that there would be 8 to 10 deliveries a week from tractor trailers and 7 to 8 deliveries from smaller flatbed trucks.

Mr. Marinelli used Exhibit A2 to show where the pallet storage areas are located.

Mr. Marinelli stated the vehicles that would be on the property,

Mr. Marinelli stated that the 10x 10 dumpster for the office would be located in the northwest corner of the property.

Mr. Marinelli stated the fence would have green mesh fabric.

Mr. Marinelli stated the sign would face South Ave and complies with Borough Ordinances.

Exhibit A3 Overall Plan showing traffic flow and the 12 additional parking spaces for the employees,

Mr. Marinelli stated that the fence around the property would be 8ft.

Mr. Marinelli used Exhibit A2 showed where the 8ft fence (with fabric) would be located.

Mr. Marinelli showed the 4 access points on the sides of the pole barns and the through traffic to Egel Ave.

Mr. Marinelli stated that the pole barn is 20ft high and 6,000sq.ft.

Mr. Marinelli stated that the design waivers regarding paving; the office area would have gravel parking lot.

Mr. Marinelli stated the other waiver is for concrete curbs around the site

Mr. Marinelli explained the stormwater management system, as required by the Middlesex County Planning Board.

Mr. Marinelli discussed the landscape plan with wildflowers to be added as recommended by the Planner, 28 street trees, 14 evergreen bushes, 62 shrubs and 262 ground cover plantings.

Mr. Marinelli discussed the lighting plan. He stated that with office hours of 7am to 5pm that the applicant only needed security lighting. The applicant agreed to lower the fixture by a foot.

The applicant will comply with the recommendations of the Board Engineer.

Chairperson Galida opened the meeting for questions for the applicant's Engineer.

Member Lowande questioned the fabric used for the fence.

Exhibit A4 was entered as a sample of the woven fabric to be used on the inside of the fence.

Chairperson Galida questioned the planting heights.

Mr. Marinelli explained the height of the plantings and the spacing of the plantings.
Member Sweeney questioned the height of the fence.

Mr. Marinelli stated that the fence is 8ft high.

Member Schueler questioned the easement and the drainage system and if the trees would be borough owned.

Mr. Marinelli explained the filter treatment system and the maintenance agreement that would be filed with the County.

Chairperson Galida expressed his concerns with leaving the office parking spaces gravel.

Member Schueler questioned the parking areas on the site.

Board Members questioned if there was a fire suppression system needed for the pole barn.

Mr. Marinelli stated that no fire suppression system was needed and that there was a fire hydrant on the property and the applicant will provide a flow test to the County Fire Marshall.

Member Woska questioned the height of the pallets.

The applicant stated that the height would be from 16 to 18ft tall.

Member Green questioned the types of trucks that would be on the property.

Member Schueler questioned who is in charge of security at the site and would the gates be locked.

The future owner of the site would be responsible for security.

The Board questioned the security lighting on the site, the visibility of the height of the pallets, and the site landscaping.

Ms. Carey duly swore in John Delisa and David Colavita.

Mr. Delisa stated how the business was formed in Newark and his son in law Mr. Colavita helps run the third generation family business.

Mr. Delisa explained why the business would be relocating and the agreement with Morris Fairmount Associates.

It was explained to the Board that the current owner of the property Joseph Jarowitz would be selling to Morris Fairmount Associates , then the contract purchaser would be Delisa Pallet who would own and operate the site.

Member Schueler questioned if there were chemicals to be used to treat the pallets.

Mr. Delisa stated that it is a heat treatment and that the business is inspected once a month.

Member Woska questioned the number of pallets to be on the site.

Mr. Colavita stated that there could be from 25,000 to 40,000 pallets and the height of the pallets would be from 15ft to 16ft.

Member Green questioned the emergency access for the 4 gates for the fire department.

The owners will have a Knox box for the fire department with one key for all gates.

Chairperson Galida opened the meeting to the public for questions, there being no public, the Board continued with the application.

The Board reviewed the Najarian Engineering Report: the waivers regarding paving thickness, curbing of the property and the front yard setback of the house.

The Board and Mr. Marinelli discussed the requirements of the paving thickness, the site circulation of the trucks and the applicant agreed to have thicker pavement area where trucks travel on and the handicapped parking spaces will be paved and have bumper curbs, the areas that the pallets are stored on with have a lighter thickness.

The Board Engineer agreed with the applicant regarding not curbing the site due to drainage concerns.

The applicant has agreed to address any drainage concerns to comply with the County standards.

The applicant will have to obtain a Freehold Soil Permit.

Chairperson Galida and the Board asked to have the Board Engineer contact the Borough Engineer regarding the curbing of the site.

Mr. Bucco requested that the applicant remove the other details on page 12 of the site plan and keep the 2 details of the paving that are being used.

The Board reviewed Mr. Ricci's Planning Report and deferred to Mr. Kyle regarding questions.

Mr. Kyle recommended that the Board limit the height of the pallets to 18ft.

Mr. Kyle confirmed that the monument sign was removed from the plans and that the sign will be mounted on the building.

Mr. Kyle stated that in the planning report it was recommended to have a wildflower mix for the landscaping and the fabric in the fence shall always be maintained.

Mr. Kyle recommended that the sumac trees were to be removed and to use supplemental trees.

The applicant will also provide additional lighting for the site.

The Board requested a height limitation on the pallets.

The applicant agreed to a height limitation of 16ft.

Chairperson Galida read the police report to the Board.

Chairperson Galida opened the meeting to the public for comments, there being no public comments the Board proceeded with the application.

The Board reviewed the waiver list and discussed having curbing on the side of Egel and Blackford.

The Board discussed gravel or curbing by the house parking lot area.

The Board agreed to have the gravel parking area by the house (office)

The Knox box note will be added to the plan as well as removing sumac trees and having additional plantings.

The revised plans will also show stops at the exit ways.

Mr. Bucco will contact the Borough Engineer regarding the curbing of the site.

Member Schueler made a motion to approve the site plan with the indicated conditions, seconded by Member Lowande. Vote: Member Lowande-yes, Member Galida-yes, Member Green-yes, Member Schueler-yes, Member Sweeney-yes, Member Woska-yes, Member Ryan-yes. Motion passed.

7. Correspondence

A. 2015 Zoning Year End Report

Ms. Carey had reviewed the report and the Zoning Board Resolutions and confirmed that the Zoning Board was not suggesting any recommendations.

B. PSE&G DEP notification

The Board reviewed the notice. No action was required by the Board.

C. PSE&G DEP notification

The Board reviewed the notice. No action was required by the Board.

D. Challoner and Associates Flood Hazard Permit

The Board reviewed the notice pertaining to 99 Lincoln Blvd. The Board clerk stated that no new applications have come in regarding this property.

E. Bridgewater Notice

The Board reviewed the notice. No action was required by the Board.

F. Hillsborough Notice

The Board reviewed the notice. No action was required by the Board.

G. Bridgewater Notice

The Board reviewed the notice. No action was required by the Board.

9. Board Member Comments

The Board discussed the LED lighting as pertaining to sign ordinance. The Board discussed defining “animated” in 420-61 E (3). This item will be placed on the Feb. 10, 2016 agenda.

Chairperson Galida opened the meeting to the public, there being no public, he closed the public portion of the meeting.

There being no further business Member Schueler made a motion to adjourn the meeting at 10:08pm, seconded by Member Green. Vote: All in favor. Meeting adjourned.

Secretary

Karen Wick, Board Clerk