

Meeting was called to order by Mr. James Jr. 6:30 p.m.

Pledge to the flag

Roll Call:

Present: Mr. James, Mr. Black, Mr. Pusillo, Ms. Helly, Mr. Banko, Mr. O'Connor, Mr. Hernandez, Mr. Jardim, Mr. DuPont, Ms. Curran

Absent: Mr. Chima

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Minutes approved from May 15, 2018 meeting

Hearing:

ZB-18-004 Vigilant Deployment

120 Minue Street

Block 2706 Lot 2

Interpretation

Present: Richard Lomanowitz Esq.; Michael Bohlinger, Engineer; Andrew Petersohn Electromagnetic Engineer; Brian Seidel, Planner

Mr. Lomanowitz explained the case as an Interpretation of cell tower which already exists on 120 Minue Street. Mr. Bohlinger explained the applicant's proposal for installation as replacing 1 existing antenna along with 6 new antennas of various heights and diameters and installation of an existing equipment shelter. The new and replaced antennas will not change the height and diameter of the existing building. Mr. Bohlinger did not prepare the structural report but reviewed it, he also explained he did visit the site and the structural analysis appears to be the same since November 2017.

Andrew Petersohn, Electromagnetic Engineer, stated he is familiar with the antenna installation as well as the equipment on the building. Any electromagnetic exposure levels comply with New Jersey and federal guidelines and the facility will be compliant by a large margin under the guidelines. The antennas are intended for point-to-point private communication for business not for cellular phone use.

Brian Siedel, Planner, stated his familiarity with the installation and relief requested for the application. In his opinion the proposed installation complies with all standards with New Jersey Collocation bill. Stated he does not believe the proposed case needs final site plan approval.

Motion to the public was made by Mr. James, no public testimony.

Motion was made by Mr. Black and seconded by Ms. Helly and carried with a voice vote of seven. No one opposed

ZB-18-005 Lefferts Properties, LLC

20 & 24 Lefferts Street

Block 5601 Lot 8, 9

Variance Plan

Present: Walter Abrams, Esq; Paul Fletcher, Engineer and Planner

Mr. Abrams introduced the board to Mr. Fletcher as the only witness representing the application. Mr. Fletcher testified in the capacity of engineer and planner.

Mr. Fletcher stated the property, irregularly shaped, includes two houses, one office building and garage currently. The applicant proposes to demolish all existing structures and clean the site as well as close off access to Lefferts Street. The only access road to subject property would be Industrial Highway. The

proposed use of the property is for tractor storage. All improvements and storing the tractors will be a temporary use; maximum use of five year. The property is in the LI Zone which includes tractor storage as an accessory use. Neither a warehouse nor office building is proposed for property.

Mr. Fletcher addressed Mr. DuPont's engineering review letter and agreed to provide a drainage calculation to ensure no adverse effects to adjacent properties. Mr. Fletcher agrees on behalf of the applicant to provide landscaping as a buffer to Lefferts Street residents as well as a portion of Industrial Avenue. Mr. Fletcher states the applicant intends to utilize the property as a tractor lot for maximum of five years. The applicant wants to develop the property but presently unsure what type of development; the tractor lot is a temporary use. The property will be open to the public but would not be opposed to leasing the whole property to one company.

Mr. Fletcher addresses the type of variances requested and categorizes all as C1 hardship variance.

The lot will hold 37 spaces of just tractors no trailers; it was strongly expressed that no vehicle will be idling overnight. Mr. Banko expressed concern of security over the lot. Mr. Butter, sworn in, stated the property will be properly equipped with security cameras but no security fence or security post will be added to the property.

Specific concerns expressed by Mr. James are: hours of operations, policing, quality of vehicles being parked in the lot and security. Mr. James suggested to the applicant, Mr. Butter, to have a set of guidelines for each tractor operator/ company. The guidelines of rules and regulations would be able to address these concerns and a rubric to enforce throughout the lifespan of the lot.

Motion to the public was made by Mr. James for the expert witness. Ray Martucci, owner of the carwash on Industrial Avenue, voiced concern regarding drivers sleeping in tractors when parked overnight. Mr. Fletcher, on behalf of the applicant, confirmed that no sleeping in vehicles allowed. Mr. Martucci expressed concern regarding the entrance on Industrial Highway and if it was wide enough for the trailers to pull in and out. Mr. James offered to share the site plan for Martucci's view.

Mr. Butter stated he would welcome suggestions from the board and the public regarding rules and regulations of the lot. He confirmed the property will be outfitted with security cameras but no security gate due to a single entrance on Industrial Highway. Mr. Butter clarified the hours, similar to those of a gas station, 5 a.m. until 9 p.m. No bathrooms or other amenities will be built on the property, simply just a trailer parking lot. Mr. Butter stated there is a need within the Borough to have this lot as many residents have trailers and this lot alleviates trailers being parked overnight in residential areas.

Mr. Jardim stated that a deed restriction of five years is recommended, agreed by Mr. Butter.

Motion to the public was made by Mr. James; Barbara Kovacs from 31 Lefferts Street distributed information to all board members marked as an exhibit. Ms. Kovacs expressed concern of health effects from the soot, the handout contained select excerpts from multiple articles on the internet. Kovacs summarized and copied her findings which she presented to the board. Ms. Kovas expressed disdain of the noise and the pollution of the proposed parking lot and stated the additional 37 spot trailer lot would increase the pollution in the area. Mr. James explained that the Borough Engineer and the Police Department are to ensure the applicant complies with the laws and regulations. Motion to close the public was made by Mr. James.

Mr. Fletcher stated the positive criteria for the property included the site being well suited as a trailer lot as it is on an industrial road and in a LI zone. It will provide a parking facility which will keep the trailers out of neighboring residential areas. The absence of constructing a building on the property is beneficial to reduce excess trailers or cars for employees.

Mr. Jardim reviewed the conditions of the case for the board to vote.

Motion was made by Mr. Black and seconded by Mr. Pusillo and carried with a voice vote of seven. No one opposed

Motion to adjourn by Mr. James and seconded by Mr. O'Connor meeting adjourned at 8:00 p.m.

Next Regular Meeting Tuesday, July 24, 2018

Respectfully submitted

Lauren S. Curran, Zoning Board of Adjustment