

BOROUGH OF ENGLISHTOWN UNIFIED PLANNING/ZONING BOARD

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STEVEN BLOOM

ARUN SWAMI

Meeting MARCH 23, 2021 7:30 p.m.

Regular meeting of the Unified Planning/Zoning Board of the Borough of Englishtown, held in the municipal building, 15 Main Street, Englishtown, New Jersey 07726.

1. Reading of the sunshine statement.
2. Meeting called to order and roll call
3. Moment of silent prayer and salute to the flag.
4. Public Portion- Agenda Items Only
5. Application 2021-001 Industrial Park-Bulk Variances
6. Approval of January 26, 2021 minutes
8. Public Portion-Non-agenda items
9. Adjournment of Meeting

Meeting called to order at 7:30 PM

Roll Call:

Present: Jerry Leonardis, Tom Kirkland (v), Tom Reynolds, Keith Mandato, Paul Robilotti, Deena Mann, Steven Bloom, Arun Swami, Jim Mastrokalos(v)

Absent: Cindi Robilotti, Wayne Krawiec

Also present were Dan Green Planning Board Attorney, Tom Herits Planning Board Engineer, (both virtual) and Celia Hecht, Planning Board Secretary.

Sunshine Statement was read, moment of silence observed and the Pledge of Allegiance said.

Public Portion: no one spoke

Application 202-001 -002 Industrial Park- Bulk Variances

Peter LaCata is the attorney representing the Industrial Park, is sworn in and his credentials are accepted.

John Ploskanka is sworn in and his credentials as a professional engineer and profession planner are accepted.

Bashkar Halari-Manager of Ambe LLC that owns Industrial Park, and a licensed engineer is sworn in and his credentials are accepted.

Accepted as evidence:

A-1 Arial photo of site with new buildings super imposed

A-2 Color rendering of proposed building

A-3 Final Site Plan

The proposed building is a permitted use within the zone. There will be a total of 53,661 square feet of warehouse and office space and 100 parking spaces. 6,800 sf will be in Englishtown, and the rest will be in Manalapan, 122 parking spaces will be in Englishtown, and the rest in Manalapan. Side variance from 25 feet permitted to 15.8 requested.

John Ploskanka- As of now all taxes are paid to Englishtown. There will be a storm management improvement by Harrison St.

Keith Mandato- What impact will it have on the brook?

J.P.- none

Dan Green- if this application is approved, it will be with the understanding that the rateables will remain with Englishtown.

Steven Bloom- can we give preliminary approval only?

D.G. Yes

J.P. – we were asking for preliminary and final approval, but only preliminary will be fine.

Tom Herits- they must get DEP approval and there must be a utility easement

J.P. –there will be

Steven Bloom- It is very dark back there, will there be lighting placed for security?

J.P. New down point lighting will be installed

John Rea- Traffic Engineer is sworn in and his credentials are accepted
There is no access through Manalapan. The only access is through Englishtown on Harrison and Center St. The truck route is through Pine Street. The traffic count was done on June 19, 2021 8-9 AM and 5-6 PM, which are peak hours. The count was approximately 60 driveway units. With the new buildings there will be an increase from 60 to 100 units.

John DuPont-Professional Engineer and Planner is sworn in and his credentials are accepted. The buildings will act as a noise buffer for residents. If the Board wants, trees can also be planted.

Questions from the Public

Jim Suydan- Will you extend the current vinyl fencing and plant evergreen trees?

Bashkar Halari- If the borough permits us, we will.

Walter-(virtual and written in chat) Will there be and access to the Industrial Park from Irving?
There will not be.

More questions from the board

Tom Kirkland- do you have any proposed tennents?

B.H. We have one- a software manufacturer.

Tom Kirkland- there is an area in the back that currently has old trucks and trailers. What do you plan to do with them?

B.H. We have been trying to get rid of them. If we are approved for the new buildings, they will have to remove them.

Questions from the board:

Keith Mandato- states that he measured the signs on Gordons Corner Rd. and the new sign would block sight of vision for cars pulling out of the parking lot.

Approval of Application 2021-001 Industrial Park- Priliminary and Variance Relief

Motion: Tom Reynolds

Second: Steven Bloom

Roll Call:

Ayes: Reynolds, P. Robilotti, Leonardis, Mann, Bloom, Swami, Mastrokalos,

Nays: T. Kirkland

Abstain: Mandato

Absent: C. Robilotti, W. Krawiec

Motion to Approve January 26, 2021 Minutes

Motion: Steven Bloom

Second: Jerry Leonardis

Ayes: Reynolds, Mandato, Bloom, Mastrokalos, Swami, Leonardis, Mann, Kirkland

Abstain: P. Robilotti

Absent: C. Robilotti, W. Krawiec

Motion to adjourn 9:00 PM.

Unanimous

Public Portion- Non-Agenda Items

Adjournment