

Minutes of the virtual meeting of the
Linden Planning Board, May 12th, 2020 at 7 P.M.

BOARD MEMBERS PRESENT:

JOSEPH LaPLACA, CHAIRMAN
ARMAND FIORLETTI, VICE-CHAIRMAN
BARRY JAVICK, COUNCILMAN
MICHAEL ANDERSON
NICHOLAS J. PANTINA
NOYO EDEM
FELIPE CABEZAS
FRANK DELLA FEMINA
CURTIS HUMPHREY
DEREK ARMSTEAD, MAYOR

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

Nicholas J. Pantina acted as host for the
virtual meeting and reviewed the ground rules. No
one from the public answered that they were
listening in tonight. Mr. Pantina stated the
meeting is being held in accordance with the Open
Public Meetings Act. (Flag salute.)

A moment of silence was held for fellow
Planning Board Member George Doney who passed away
April 24th, 2020. (Roll call.)

Upon motion by Mr. Fiorletti to approve the
minutes of the March 2020 meeting, seconded by Mr.
Anderson, a vote was taken and the minutes were
approved by majority vote.

With regard to the Resolution for SD749-20
Woodlawn Partners, 1612 Essex Avenue, upon motion
by Mr. Fiorletti, Mr. Pantina stated there were
conditions of approval with regard to Shade Tree,
motion seconded by Mr. Anderson, a vote was taken
and the resolution was adopted.

With regard to Resolution SP-1116-20
Cartainer Ocean Line, upon motion by Mr.
Fiorletti, seconded by Mr. Pantina, vote was taken
and the resolution was adopted.

APPLICANT: SP-1070 Safety Kleen
PREMISES: Sylvan Street
TO PERMIT: New garage. Gregory M. Juba, Esquire,
appeared for the applicant and has difficulty
being heard. Mr. Pantina and Paul Ricci stated

1 that all their comments have been satisfied and
2 Mr. Ricci wanted additional information regarding
3 outside agency approval but that everything
4 appeared to be in order with very minor changes
5 proposed.

6 Walter Hopkin, 257 Monmouth Road, Building
7 A, Suite 7, Oakhurst, New Jersey 07755 is sworn
8 and testified they are proposing a detention
9 basin, some parking area, fencing, landscaping and
10 lighting, that the fencing was changed from chain
11 link to split rail and that outside agency
12 approvals have been received from County, Soil
13 Conservation District and DEP, and that the
14 application sits outside the FAA hazard area and a
15 letter will be provided to that effect.

16 Mr. Hopkin testified the applicant will
17 comply with all the conditions stated in Mr.
18 Pantina's and Mr. Ricci's letters.

19 Upon motion by Mr. Fiorletti to approve the
20 application, seconded by Mr. Cabezas, by
21 affirmative vote, application is approved.

22 APPLICANT: SD 750 1010 Monmouth Avenue

23 TO PERMIT: Minor subdivision.

24 Gregory M. Juba, Esquire is attorney for
25 the applicant.

Nicholas Sottos, having been duly sworn by
the officer, testified that no variances or
waivers are requested but the plans are being
revised to show an overhang complied with the City
of Linden Master Plan consistent with the existing
properties in the area of influence.

Mr. Pantina said he is satisfied and Mr.
Ricci recommended a sidewalk. Mr. Juba stated
there are no issues with any of the items
presented in either Mr. Pantina or Mr. Ricci's
report.

Upon motion by Mr. Fiorletti to approve the
application, seconded by Mr. Anderson, upon
unanimous vote, the application is approved.

APPLICANT: SD 746A, 105 Center Street

PREMISES: 105 Center Street

TO PERMIT: Subdivision. Mr. Juba is the attorney
for the applicant but can only be heard by
speaker phone with difficulty. Mr. Ricky stated a
very slight variance is being shown for the amount
of impervious coverage for the driveway. Mr.
Pantina stated the applicant didn't notice for

1 that issue. Mr. Ricci asked Mr. Juba if it is the
2 applicant's position they will comply with the
maximum impervious coverage for both lots and Mr.
Juba answered yes.

3 Adnan Khan, AWZ Engineering, 150 River
4 Road, Montville New Jersey 07045 was sworn and
testified as to his expertise and testified the
5 township driveway requirement is 12 feet wide but
it can be reduced to 10 feet. Mr. Ricci stated
6 the issue is de minimis but technically, it is a
variance that was not noticed. Mr. Rinaldo stated
7 the engineer should submit amended plans, as a
condition of approval, showing that the variance
8 is eliminated. Mr. Ricci stated the applicant
would have to narrow the driveway less than 12
feet and be in conflict with the minimum width.

9 At this time, it was difficult to hear and
it was suggested to adjourn to the June meeting.

10 Mr. Juba stated he did send notices to
everyone within two hundred feet in February but
11 that the application was pulled in February.
Attorney Rinaldo stated those notices should be
12 submitted and if no one objects, that the
requirements would be met.

13 Mr. Khan stated he has no issue complying
with any of the foregoing comments.

14 Mr. Fiorletti made a motion the meeting be
continued to the June 9th meeting, seconded by
15 Chairman LaPlaca, Board Members voted in the
affirmative.

16 Upon motion by Mr. Fiorletti and seconded
by Mr. Anderson, the meeting was adjourned to the
17 June 9th, 2020 meeting.

18 Respectfully submitted,
19

20 Secretary
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