

MINUTES

PLANNING BOARD

TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY

Regular Meeting

March 16, 2016

The Regular Meeting of the Planning Board was called to order at 7:30 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

Roll Call:

Members present were Mr. Einbinder, Mr. Niceforo, Mr. Hall, Ms. Kingsley, Mr. Bocchino and Mr. Cunningham. Mr. Willard, Board Attorney, and Thomas Solfaro, Board Engineer, were also present.

Adoption of Minutes:

February 17, 2016

A motion was made by Mr. Einbinder, seconded by Mr. Hall, to adopt the Minutes of the Regular Meeting of February 17, 2016 as presented. The voice vote was unanimous.

Applications for Review:

App.P&F#1-15: Westminster Presbyterian Church, 725 Mountain Ave., Bl. 2006, L. 32

The property currently has a two-story church building and parking lot located on the Mountain Avenue frontage and a single family residence with a detached garage on the Plainfield Avenue frontage. The applicant is proposing to remove the existing residential dwelling and subdivide the property into five (5) lots: a 2.96 acre lot for church use and four (4) residential lots ranging in size from 0.45 to 0.97 acre. A short cul-de-sac, Westminster Court, approximately 380 feet long, will be constructed off of Plainfield Avenue to provide the required lot frontage for the four (4) new lots. (R-15 Zone)

Mr. Einbinder announced that this application has been carried to April 6, 2016 with no further notice required.

App.#SP-1-16: Chemtrade Logistics, 235 Snyder Ave., Bl. 703, L. 6 (DMX-Zone)

Seeking minor site plan approval pertaining to *interior* renovations which are needed to meet modern safety and manufacturing standards. No new buildings are proposed; a marginal increase in employees or traffic is expected. Site plan approval is required due to the significant cost of these upgrades (approx. \$7.3 Million). (Under Township Ordinance, Section 10.1.2.A.2. “no site plan approval shall be required if the cost of the work does not exceed \$10,000.00 and does not create more than one thousand (1,000) square feet of additional impervious surface.”) In addition, the applicant is requesting that the site plan application be classified as a Minor Site Plan and the requirement of notice and public hearing be waived under Section 10.1.3.B. Chemtrade Logistics, the successor of General Chemical, LLC, is a manufacturer of adjuvants, the inactive ingredient which binds the chemicals used in vaccines, prescription and nonprescription pills. General Chemical was granted approval in 2012 by the Planning Board for preliminary and final major site plan approval in connection with the construction of additional material storage and staging buildings on the property.

James Webber, attorney for the applicant, stated that the applicant purchased the property in 2014 and is proposing to refurbish the interior of the site. The cost of the proposed project is approximately \$7 million and will include new equipment up to pharmaceutical standards to replace the old equipment on site. There are no site changes proposed and no changes in parking, egress or lot coverage.

Joe Jayroe, Director of Management for the Berkeley Heights facility, who is also a chemical engineer, was sworn and stated that he is authorized to testify on behalf of the applicant. Mr. Jayroe presented Exhibit A-1 – Phasing Plan and reviewed the phases of the proposed renovation project. With respect to the Neglia report dated 3/9/16, Mr. Jayroe stated that the applicant intends to comply with all requirements of the ordinance and all discharge from the property will comply with the current NJDEP permits for the facility.

In response to questions from the Board, Mr. Jayroe stated that the lighting proposed to be installed will not cause spillover onto the adjacent properties, this application is completely different from the application submitted by the previous owner of the property, nothing is proposed to be done to the exterior of the site; only interior renovations are proposed, the applicant will be producing the same materials as at present and the purpose of the renovation is to bring the facility up to modern standards in order to meet the expectations of their customers.

Open to Public

The meeting was opened to the public for questions with regard to Mr. Jayroe’s testimony and for comments or questions regarding the application. There were no

members of the public who had questions or comments and the meeting was closed to the public.

A motion was made by Mr. Einbinder, seconded by Mr. Hall, to approve Application #SP-1-16: Chemtrade Logistics, 235 Snyder Ave., Bl. 703, L. 6 (DMX-Zone) for minor site plan approval, subject to the conditions discussed and further subject to the requirements, restrictions and limitations that shall be set forth in a Resolution of Memorialization to be adopted by the Board at a future meeting.

The Motion was carried 6-0 with Mr. Einbinder, Mr. Niceforo, Mr. Hall, Ms. Kingsley, Mr. Bocchino and Mr. Cunningham voting in favor. There were none opposed.

Adjournment:

A motion was made by Mr. Einbinder, seconded by Mr. Niceforo, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:00 p.m.

Regina Giardina, Secretary Pro-Tem