

# Environmental Study Sought for Proposed Drug Fair Pharmacy

By KIMBERLY A. BROADWELL  
Specially Written for The Westfield Leader and The Times

The Scotch Plains Board of Adjustment met last Thursday to discuss a memorandum, dated March 13, from the Township of Scotch Plains Environmental Commission concerning an application by the Filippatos, owners of the Park Place Restaurant, who are seeking a use variance.

Mr. and Mrs. George Filippatos are seeking approval to expand their restaurant by 6,480 feet and to add another 12,200 square feet for retail space for a Drug Fair pharmacy. The property, at 1900 Raritan Road, is located in an R-1 zone, which is designated as residential.

According to the memorandum, the commission requests that an Environmental Impact Statement be produced for this site prior to any approvals of the proposed project. The commission is concerned about increased activity and polluting conditions at the Ashbrook Swamp Reservation Wetlands, which lie directly adjacent to the development.

The commission stated that these wetlands are vital for many animals raising their young, needed for controlling floods and are natural water purification systems. It concluded that this site is better suited within its current residential zoning.

Presently, the restaurant is a non-conforming structure in the residential zone and, as prohibited by township ordinance, cannot be expanded without a variance. In addition, retail space in an R-1 zone requires that a zoning variance be granted.

If granted, the retail space will be used as a Drug Fair, according to testimony given at the board's March 5 meeting. Currently, Drug Fair operates stores in neighboring communities such as Cranford, Plainfield, Westfield and Rahway.

Board Attorney, Anthony Rinaldo, suggested that a copy of the memorandum be sent to the applicant. The board concluded that the issues raised in the memorandum could be addressed at the next public hearing on the application, which is scheduled for Thursday, April 23, at 7:30 p.m., by which time the applicants and their attorney will have had a chance to read the document.

In other business, Sokol Bajrami, the owner of Speedy Car Wash at 2574 Plainfield Avenue, was denied an application to put a 25-foot by 61-foot canopy in front of his business.

This canopy, already modified from its original design, was proposed to improve Mr. Bajrami's business by shielding employees from harsh weather conditions and protecting cars from water spots in the summer and freezing water in the winter.

Board member Timothy Livolsi, among others, voted against the application because of the size of the canopy. Mr. Livolsi also said he felt that the car wash business is a high turnover business, and that new owners might not appreciate such a big canopy.

In another application, Thomas Straniero of 1749 Ramapo Way had his temporary operating permit renewed to enable him to operate his landscaping business out of his home. This permit must be applied for annually.

David and Tracey Liberman of 1941 Stony Brook Circle were granted a certificate of occupancy to put a mobile home on their premises while extensive renovations are done to their home. This certificate will be valid from Wednesday, April 15, through Thursday, October 1.

Donald Wussler of 396 Parkview Drive was granted a variance to put a six-foot by 18.3-foot front porch on his property. The porch will have a roof but will not be enclosed.

Ross and Karen Cerini of 2351 Longfellow Avenue were granted a variance to put a nine-foot by nine-foot deck behind their house. This deck will be low to the ground and will resemble a patio, according to the applicants.

Finally, Stephen and Jennifer Pantagis of 1824 Mountain Avenue were informed that they need to attend the board's next meeting on April 23. This is because some of their neighbors were not given a full 10 days notice of their proposed variance for a six-foot fence, board members confirmed.

Under current law, neighbors within 200 feet of an applicant's property must receive written notice a full 10 days prior to the public hearing. Mr. Rinaldo explained five of the Pantagis' neighbors did not have the required 10 days of notice.

Therefore, Mr. Pantagis needs to notify those neighbors again, as well as resubmit notice to the official legal newspapers for the township, in order to apply for his variance.



**SIX DECADES OF ROTARIANS...**Members of the Fanwood-Scotch Plains Rotary Club marked the group's 60th anniversary with a dinner at the Westwood on March 25. Guests of honor were eight members with more than 25 years of Rotary service. Pictured, left to right, are: Dr. Carlo Pallini, Pete Peterson, Joseph Y. Qutub, Hank Friedrichs, Club President Lori DeMilt, Chester A. Ring, Fred Chemidlin, and Dr. Khagan Chatterjee. Not pictured is Dr. Robert Scalera who was traveling. Fanwood Councilman Joel Whitaker presented a resolution by the Mayor and Council of Fanwood honoring the club's civic contributions. Scotch Plains Police Chief Thomas O'Brien presented a resolution by the Scotch Plains Township Committee recognizing the Rotary Club's accomplishments. Ms. De Milt, of Scotchwood Florists, is President of the Club, and Carol Wood of Taylor & Love/Century 21 Realtors, is Vice President. Any business people interested in joining may contact these officers or any member. The club meets every Wednesday, at noon, at the Park Place Restaurant in Scotch Plains.

## Upcoming Trips Announced For Summer and Autumn

In conjunction with the Recreation Departments of Mountainside and New Providence, the Scotch Plains Department of Parks has announced the dates for three upcoming trips.

The first is a two-day visit to Tanglewood and Saratoga, which will depart on Saturday, July 11, and return on Sunday, July 12. Included is a guided tour, dinner buffet and a performance of the New York City Ballet at the Saratoga Performing Art Center.

The Boston Symphony Orchestra will also be in concert. A \$50 deposit per person is required, and accommodations may be made for single, double, triple or quad.

"Magnificent Maine" departs on Thursday, August 20, and returns on

Sunday, August 23. Hotel accommodations, dinners (including a lobster feast), sightseeing and L.L. Bean shopping will be highlights of the trip. A \$100 per person deposit is required and again, rates are quoted for single, double, triple or quad.

In October, the Southern Cavalcade is scheduled with sightseeing in Atlanta, Savannah, Charleston, the Luray Caverns and Stone Mountain, as well as a dinner cruise.

The trip departs on Sunday, October 11, and returns on Sunday, October 18. A \$100 per person deposit is required, and rates are based on the number of occupants to a room.

All tours will have deluxe motorcoach transportation and chaperoning. For further information, please call (908) 322-6700.

# Township Planning Board Recommends Cul de Sac For Hidden Acre Project

By CANDACE WALLER  
Specially Written for The Westfield Leader and The Times

The Scotch Plains Planning Board recommended during its Monday night meeting that a cul de sac be constructed, versus a through road, on property located on Rahway Road.

Termed the Hidden Acre Project, it calls for the 9.73 acres of land to be subdivided into nine lots conforming to the 40,000 square feet per one acre, as required in the "R-1" residential zone.

"I get the sense from the board that it is unanimously in favor of the cul de sac," said board Chairman George Tomkin. "The input from the audience is also in favor of this."

Attorney Robert Krauss said his client, Anthony Marconi, would rework the plans to include the cul de sac. Don Guarriello, engineer for the Marconi application, said he would draw the plans whichever way the Planning Board wanted, and had a rough outline of what a cul de sac would look like on hand for the meeting.

"I prefer the street over the cul de sac, because the street totally complies with the guidelines and the board cannot refuse the application," Mr. Guarriello said. "If they want the cul de sac, it may create variances."

Approximately 60 people came to the meeting in support of having a cul de sac, mainly due to traffic concerns in an area that has five cul de sacs already. Several

people stated that a through street would increase commuter traffic and bring about safety concerns for children walking to school on a road without sidewalks.

Glen Kanarek, of Greensview Lane, was happy that the roads between Greensview and Rahway Road would not be connected.

"I respect the applicants' right to develop property," Mr. Kanarek said. "Connecting the two streets would not be prudent. It would establish a shortcut for commuters. Our children walking and waiting for the school bus would not be safe."

Some citizens were also concerned about water drainage. New laws state that developers cannot increase water runoff. Mr. Guarriello said that the plans would decrease water by 60 percent.

Scotch Plains Building Inspector Robert LaCosta indicated an insurance bond has been posted by the developer that would allow the township to cover problems caused by construction.

Paul Ferriero, representing the township's Engineering Department, recommended that the off-site detention on Greensview be used as drainage in place of having an on-site center.

"The above ground water retention is easier to maintain. The application should give us additional information. I strongly recommend the off-site detention," Mr. Ferriero said.

**Westfield School of Dance**  
**2x3**

**Little Treasures**  
**2x2**

**Comcast**  
**6 x 10 1/2**