

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
July 28, 2020**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Jerry Butrico, Alt 1
Brian Bythell
Susan Lepore
John Mocharski
Jack Pedersen
Richard Houghton, Vice Chairman
Bob Ackerman, Chairman

Absent:

Michael Pellegrino

Also Present: Alex Fisher, Esq., Bob Bucco, PE, CME, CPWM, Janki Patel

Chairman Ackerman opened the meeting at 7:00 pm stating that this meeting is being held in accordance with the Open Public Meetings Act, by posting a notice to The Observer, The Courier News and The Star Ledger and providing the same to the Borough Clerk. (WebEx Meeting).

It is the policy of the Borough of South Plainfield's Planning Board not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.

Minutes: None

Resolutions:

A. Planning Board Rules

Chairman Ackerman called for a motion of *approval* for the above listed resolution. Mr. Mocharski made motioned, seconded by Mr. Pedersen. Those in favor: Mayor Anesh; Councilman White; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those oppose: None.

Current Files: None.

Informal Hearings: None.

Public Hearings:

A. Case #20-03 - Lorraine Beyer

Block 391; Lot 5.01; R-10 Zone
116 Smith Street

The applicant is requesting a *Minor Subdivision*.

Patrick Diegnan, Jr., Esq – 2443 Plainfield Avenue, South Plainfield, New Jersey – attorney for Applicant addressed the Board. Mrs. Beyer is sitting next to Mr. Diegnan – social distancing. One (1) witness, William Obara – Engineer and Planner. Mrs. Beyers lot extends from Smith Street to Day Street. Existing lot is twenty-five thousand (25,000) square feet. Would like to subdivide into two (2) equal size lots – twelve thousand five hundred (12,500) square feet each. Intends to build a ranch style home for herself. Previously a pool on the lot which has been removed. Dominic Demico has approved the removal of the pool. Variance being sought for a rear yard setback for an existing screened in porch on the existing home. Will provide a six (6) foot vinyl white fence between properties.

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William Obara, PE, PP, CME, CPWM – Delaware-Raritan Engineering, Inc, 200 Daniels Way, Suite 230, Freehold, New Jersey – Engineer and Planner for Applicant is accepted by the Board.

- 116 Smith Street
- Lot 5.01, Bock 391
- Twenty-five thousand (25,000) square feet.
- R-10 zone.
- Frontage along Smith Street and Day Street.
- Single family dwelling.
- Improvements closer to Day Street have been removed.
- Proposing two (2) equally sized lots that exceed the zone requirement.
- Not proposing new construction at this time. However, Mrs. Beyer will comply with any condition imposed on the newly created lot.
- Existing dwelling faces Smith Street to remain.
- Rear yard setback required for the existing porch.
- Existing home will continue to benefit existing community.
- Benefits out way any detriment.
- Applicant will buffer property with a six (6) foot vinyl fence.
- No detriment to the public good.
- Does not substantially impair the intent and purpose of the zone plan, zoning ordinance and Master Plan.

Mr. Diegnan requested Mr. Obara to review Najarian Associates report dated July 9, 2020. Per Mr. Obara:

- Can comply with items.
- Item C3 – requesting waiver of Environmental Impact study due to the nature of the application. Any NJDEP issues to be addressed during permitting process. Construction not purposed at this time.
- Item C6 – requesting waiver – unaware of any restrictions impacting property.

Mr. Bucco stated many items listed in his report are to clean up site plan from a surveying perspective. Suggests that when Applicant begins permitting process for new dwelling, a grading plan with landscaping be submitted. Any improvements along the frontage of Day Street as part of conditions. Does not like saw cut curbs but from the joints. No objections to other waivers from an Engineering standpoint. Addressed buffer. No need for Performance Bond. The remaining Engineering issues is 'clean-up'.

Mr. Bucco asked Mr. Dec if the subdivision will be filed by deed. Per Mr. Dek, yes. Mr. Bucco stated that the meets and bounds will have to be reviewed.

Mr. Diegnan stated there are no tress on the newly created lot due to the pool. Borough requires two (2) shade trees. Will comply. No sidewalks on Smith or Day. Believes no need for sidewalks. Mr. Bucco has no objection. However, curbing will be addressed. Chairman Ackerman asked if there is a curb cut on Day Street. Mr. Bucco stated did not see one. Mr. Diegnan asked Mrs. Beyer. Mr. Bythell believes there is one. Per Mr. Diegnan, Mrs. Beyers believes there is a curb cut.

Chairman Ackerman asked Mr. Bucco if there are any other items to be addressed. Only items needed to clean up the plans. Draining will be addressed when plans are submitted for a home. There are requirements for street trees, if there is a curb cut the house will be laid out that way. If curb reconstruction is required it will be to Boroughs requirements.

Chairman Ackerman confirmed with Mr. Diegnan that those items will be addressed when the new lot is improved.

Mr. Fisher stated waivers and rear yard setback variance.

Chairman Ackerman stated no concerns from Environmental Commission.

Mr. Bucco stated that the Applicant has an exemption letter from Freehold Soil.

Chairman Ackerman stated no objections from Police Department or Board of Health. No report from Stan.

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Board Secretary stated that the report was received and forwarded to members yesterday. Mr. Diegnan stated addresses the same items.

Chairman Ackerman asked Ms. Patel if there are any concerns. Ms. Patel stated if the enclosed porch is being removed, will not need variance. Chairman Ackerman advised it is remaining.

Chairman Ackerman confirmed with Ms. Patel that there are no additional concerns.

Chairman Ackerman opened the discussion to the Public. No comments or concerns.

Mr. Fisher stated that there is one (1) condition to comply with in the Engineering report. When a building plan is submitted, that a grading plan will be included with landscaping and improvements to Day Street to the satisfaction of the Board Engineer. A minor subdivision and C2 variance rear yard setback – Required 20' – Proposing 3.68'.

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B. Case #20-01 - Nuno & Melissa Castainca
Block 207; Lot 7; R-10 Zone
277 South Plainfield Avenue

The applicant is requesting a *Minor Subdivision*.

Chairman Ackerman stated that the Applicant failed to provide Notice in the paper. Requested to carry to August 25, 2020.

Mr. Fisher stated that no further individual notices will be required.

Old Business: None

Committee Reports:

- A. **Street Naming Committee** – Bob Ackerman - report progress.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. **Council Reports** – Councilman White – report progress.
- D. **Mayoral Updates** - Mayor Anesh – report progress.

Minor Site Plan: None

New Business: None

Correspondence: None

Audience Comments: None

Executive Session: None

Adjournment: 7:27 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary