

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

May 26, 2021

1. **Roll Call:**
2. **Open Public Meetings Act:** This meeting is being held in accordance with the Open Public Meetings Act by posting a notice to The Observer, The Courier News, The Star Ledger and providing the same to the Borough.
3. **Board Policy:** 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 witness after 10:30 pm.
4. **Minutes:**
5. **Resolutions:**

A. Case #19-03 – JHP Development, LLC

Block 270; Lot 9: R-10 Zone
240 Adeline Avenue

The Applicant received *Minor Subdivision* approval that required bulk variances (Lot Area: Required 10,000 square feet; Proposing 7,180 square feet (per lot); Variance 2,820 square feet (per lot) --- Lot Width: Required 100 feet; Proposing 71.80 feet (per lot); Variance 28.20 feet (per lot)) on December 10, 2019. Returned for approval of two (2) dwellings.

B. Case #800 – Socha Enterprises, LLC

Block 446; Lot 7: M-3 Zone
111 St. Nicholas Avenue

The Applicant requested a *Preliminary and Final Site Plan Approval* to construct a 13,600 square foot flexible warehouse with a 200 square foot office and half bath per each unit that requires variances. Lot Width – required 200'; existing 197'; variance 3' -- Front Yard Setback - Required 50'; requesting 30'; variance 20'.

C. Case #799 – L&L Property Enterprise, LLC

Block 389; Lot 1: M-3 Zone
300 Hollywood Avenue

The Applicant requested Preliminary and Final Site Plan Approval that requires bulk variances to demolish the existing non-conforming dwelling and to construct a 4,800 square foot, two floor (2,400 square feet per floor) warehouse, garage, office building for the Applicant's real estate and construction management businesses.

6. **Current Files:** None
7. **Informal Hearings:** None

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8. Public Hearings:

A. Case #801 – Banker Steel

Block 286; Lot 1: M-3 Zone
1641 New Market Avenue

The Applicant is requesting *Preliminary and Final Site Plan Approval* to construct a 7,223 square foot – 8” thick concrete slab for conveyor equipment.

B. Case #803 – MFS Consulting Engineers & Surveyors, DPC

Block 476; Lot 4: M-3 Zone
2780 Hamilton Boulevard

The Applicant is requesting *Preliminary and Final Site Plan Approval* to construct a rear yard patio, sidewalks, transformer pad and reconstruct 520 square feet area of an existing building due to deuteriation.

9. Old Business:

10. Committee Reports:

- a. Street Naming Committee - Bob Ackerman
- b. Environmental Committee - Rich Houghton & Bryan Bythell
- c. Council Report – President Derryck White
- d. Mayoral Updates - Mayor Anesh

11. Minor Site Plan: None

12. New Business:

13. Correspondence:

14. Audience Comments—other than agenda items:

15. Executive Session: None

16. Adjournment: