

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
April 25, 2017**

Roll Call:

Present:

Council President Derryck White
Brian Bythell; Alt. 2
Paul Grzenda
Rich Houghton
John Mocharski
Michael Pellegrino
Jack Pedersen; Vice Chairman
Bob Ackerman; Chairman

Absent:

Mayor Matthew Anesh
Stephanie Bartfalvi; Alt. 1
Peter Smith

Also Present: Alex Fisher, Esq.

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

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: February 28, 2017 Meeting.

Mr. Pedersen made motion, seconded by Council President White to accept the above stated Meeting Minutes. Those in Favor: Council President White; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None.

Resolutions: (1)

- A. Case #775 - JSM at Tingley (Celebrations)**
Block 517; Lot 1; SC-2 Zone
200 South Avenue

Corrected Resolution

Mr. Pedersen made motion, seconded by Council President White to accept the above stated Resolution. Those in Favor: Council President White; Mr. Grzenda; Mr. Houghton; Mr. Pellegrino; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None.

Current Files: None

Informal Hearings: None

Public Hearings: None

Old Business: None

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Committee Reports:

- A. **Street Naming Committee** – Bob Ackerman – report progress.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. **Council Reports** - Council President White -
 - Ocean State Odd Jobs will open in June 3, 2017 with ribbon cutting at 10:00 am tentative.
 - Landlord refused to renew lease to MVC after extensive negotiations. MVC was not prepared for the non-renewal of the lease. Deputy Chief of MVC is looking for a new location in South Plainfield. Treasury Department handles leases not MVC. Edison MVC is being expanded. Money and plans were in place prior to the non-renewal of lease in South Plainfield.
- D. **Mayoral Updates** - Mayor Anesh.

Minor Site Plan: None

New Business:

Chairman Ackerman stated there are a number applications submitted by one (1) builder.

JSM at Tingley submitted a new application.

Mr. Bythell asked for an update on the Motorola court case held in April. Council President White stated he has not received an update. He can only assume that the Fair Share has been approved by the court and believed there is one hundred eighty (180) days when an ordinance has to be drafted. Nothing has been approved by the Governing Body. Mr. Fisher explains the process. The court holds a Fairness hearing. The court decides that the proposed settlement and the Fair Share plan is fair to the low and moderate income households. The court governs how much time the Governing Body has to implement the items on the settlement. Then return for a compliance hearing. This is when you receive your Judgement Repose Protection through 2025 from any builder's remedy lawsuit. Mr. Mocharski stated that South Brunswick is suing a former judge that returned after retiring to represent a builder. Chairman Ackerman stated that he believes a few of the applications that will be coming before the Board may have to do with low income housing. Similar to 430 Hamilton Boulevard... retail on bottom with apartments on top. Mr. Fisher stated there may be a need for an ordinance stating that if you are building a number of multi-family units, a certain amount is to be low income housing. Mr. Bythell asked if there is a certain time that the amount of low income housing is capped. Mr. Fisher stated there is no overall cap number. It is good planning practice to accumulate as many low incoming units. In 2025, the state may be asking for more

Correspondence: None

Audience Comments: None

Executive Session: None

Adjournment: 7:15 pm.

Respectfully Submitted
Joanne Broderick
Planning Board Secretary