

# BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

**May 22, 2018**

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 and The Courier News 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:** May 8, 2018.
5. **Resolutions:** None
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:**

**A. Case #778 - New Durham Road Development LLC**

Block 528; Lot 44 & 45; M-2 Zone  
1626 & 1630 New Durham Avenue

The applicant is requesting a *Preliminary and Final Site Plan* approval with a *Lot Consolidation* to construct a medical facility. Variances being requested: *Lot Area* – Existing 69,519.26 square feet – Required 120,000 square feet - Variance 50,480.74 sq. ft.; *Lot Depth* – Existing 205.97' - Required 250' – Variance 44.03'; *Side Setback* – Proposed 30.02' - Required 50' – Variance 19.98.

**B. Case #18-01 - Daniel Chin**

Block 318; Lot 2; R-10 Zone  
303 New Market Avenue

The applicant is requesting a *Minor Subdivision* approval to construct a new home. The existing home to remain. The following variances are being requested:

**Proposed lot A:** *Lot Area* – Proposed 8,090 square feet – Required 10,000 square feet - Variance 1,910 square feet; *Lot Depth* – Proposed 61.8' - Required 100' – Variance 38.2'; *Rear Setback* Proposed 19' - Required 20' – Variance 1'.

**Proposed lot B:** *Lot Area* – Proposed 7,500 square feet – Required 10,000 square feet - Variance 2,500 square feet; *Lot Width* – Proposed 75' - Required 100' – Variance 25' .

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

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11. **Minor Site Plan:** None
12. **New Business:**
13. **Correspondence:** None
14. **Audience Comments**—other than agenda items:
15. **Executive Session:** None
16. **Adjournment:**