

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 8 2019**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Councilman Derryck White  
Stephanie Bartfalvi; Alt. 1  
Brian Bythell; Alt. 2.  
Paul Grzenda  
Rich Houghton  
John Mocharski  
Michael Pellegrino  
Peter Smith  
Bob Ackerman; Chairman  
Jack Pedersen; Vice Chairman

**Absent:**

**Also Present:** Larry Lavender, Esq.

**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 Star Ledger 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:** July 23, 2019

Chairman Ackerman calls for a motion of **approval** of the above listed Minutes. Mr. Mocharski made motion, seconded by Councilman White. Those in favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino; Vice Chairman Pedersen and Chairman Ackerman. Opposed: None.

**Resolutions:** (2)

**A. Case #793 - Atlas Evaluation & Inspection Services**

Block 446; Lot 1.04; M-3 Zone  
801 Montrose Avenue

The applicant had requested a Preliminary and Final Site Plan approval with bulk variances to contract:  
Phase I — 2,011 square foot warehouse addition and 336 square foot detached lab —  
Phase II — 1,923 square foot office additional, 3,457 square foot second floor office additional and 763 square foot mezzanine storage

Chairman Ackerman calls for a motion of **approval** for the above listed Resolution. Mr. Pellegrino made motion, seconded by Mayor Anesh. Those in favor: Mayor Anesh; Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Pellegrino; Mr. Smith; Vice Chairman Pedersen and Chairman Ackerman. Opposed: None.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 8 2019**

**B. Case #19-02 - Michael Pedersen**  
Block 404.05; Lot 8; R-10 Zone  
305 Hillside Avenue

The applicant requested a *Minor Subdivision* approval.

Chairman Ackerman calls for a motion of **approval** for the above listed Resolution. Mr. Mocharski made motion, seconded by Councilman White. Those in favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino and Chairman Ackerman. Opposed: None.

**Current Files:**

Chairman Ackerman stated that several items are still being resolved regarding the M&M Real Partners at South Plainfield, LLC application. Has spoken to the Board Professionals who are still reviewing the resolution. Many inconsistencies have been found. The Board Professionals are thoroughly reviewing the M&M Realty Partners at South Plainfield, LLC resolution. The adoption of the Resolution is tentatively scheduled for the first meeting in November... November 12, 2019. Have copied the Board Members on emails so they may be informed of the status of the resolution. An example of an inconsistency is traffic. The Najarian Traffic Engineer is reviewing the resolution thoroughly. Also, the Board Professionals noted that the Applicant agreed to a 'tot lot' which was removed from the resolution. That needs to be added. Does not know when the resolution will be complete.

**Informal Hearings:** None

**Public Hearings:** None

**Old Business:**

**Committee Reports:**

- A. Street Naming Committee** – Bob Ackerman has a map of the development... M&M Real Partners at South Plainfield, LLC. Secured additional names from the small group of Veterans. These Veterans lived in town... born and raised in South Plainfield. Short two (2) names. Open for suggestions. Councilman White asked if Chairman Ackerman received two (2) letters requesting street names. Per Chairman Ackerman, yes. Still two (2) short.
- B. Environmental Committee** – Rich Houghton & Bryan Bythell – report progress.
- C. Council Reports** – Councilman White - report progress.
- D. Mayoral Updates** - Mayor Anesh – report progress.

Chairman Ackerman stated that there is a small Veterans group that meets once a month at the Senior Center which he is part of. The group asked Chairman Ackerman to ask the Mayor and Council if a Veterans name can be added to a street that they live on. Took a ride with one (1) of the members to Scotch Plains. In Scotch Plains, upon request, if a Veteran is living on a particular street, they add that person's name above the street sign. It is blue with an American Flag. Only by request from the family. Chairman Ackerman mentioned the flags that are currently up in South Plainfield. The Veterans stated they are not deceased; therefore, they do not want a flag. However, asked if the Borough would be interested in adding a Veterans name on a street. Councilman White stated to have the group formally request the street signs with Mayor and Council.

Mr. Mocharski stated many towns have been doing so instead of officially changing the name of the street. Chairman Ackerman stated that he had advised the group that it is Borough's policy not to change a street name. Only to name a newly developed street.

**Minor Site Plan:** None

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 8 2019**

**New Business:** None

**Correspondence:** None

**Audience Comments:** None

**Executive Session:** None

Mr. Grzenda asked if there is anything new with the Acme site. Councilman White stated the difficulty is that there are two (2) interested parties that would like to go into the site and still having an existing tenant who holds the current lease. The person he has spoken to stated all is going well... but no lease signed as of that point. It has been escalated to the corporate office in New York for negotiations. Has reached out to Corporate who has not returned his telephone call. There have been many parties interested.... Bowling alley, movie theater which did not come into fruition. Currently, looking at a supermarket and another party who will subdivide the space. Mr. Grzenda asked who has taken over the site. Per Councilman White, ShopOne. Mr. Grzenda stated the owners of the property changed but not the lease. Councilman White stated yes. Councilman White explained that approximately a month before Acme left, the new owners purchased the property. They were unaware Acme was closing this store.

Mr. Grzenda stated does not know if this is a Planning Board question but will ask... Park Avenue got paved and now a portion of the newly paved area has been dug up. Asked if there is a time limit after a street is paved that it cannot be dug up. Mayor Anesh stated there is. Does not remember the actual time frame. This also happened on South 9th. It has to be restored. Mr. Grzenda reiterated that it can be dug up as long as it is restored. Councilman White stated yes. Mayor Anesh stated emergencies happen. Mr. Mocharski stated that it is a County road. Mayor Anesh stated that the Borough's Ordinance does address issues after it is newly paved... but would not apply to Park Avenue since it is a County road. Believes they do have something similar.

Chairman Ackerman asked if there has been any discussion regarding Fitness19 moving out. Councilman White stated he has not had any discussions. Had heard that 'rumor'. Nothing confirmed.

Chairman Ackerman asked if anything new coming to town. Councilman White stated he is unaware of anything.

Chairman Ackerman stated that the gun range has been approved through Zoning Board. Mr. Mocharski stated Skyzone has axe throwing.

Councilman White stated that Five Below is expanding and took over the former Sears unit.

Mr. Mocharski asked if Chick-Fil-A was ready to demo. Councilman White stated they were to break ground last month. Needed two (2) items to complete. Demo permits have been issued. Spoke to the appointed owner last week. Hoping to demo by end of October.

Chairman Ackerman asked if there has been any further discussion with ShopRite on that side of town. Councilman White stated he has not had any discussions with ShopRite or Gibraltar.

Mr. Grzenda asked if anything is happening with Eckard's on Park Avenue... which was Rite Aid then Walgreens. Councilman White stated that a national brand daycare was interested. However, withdrew their application.

Chairman Ackerman asked about the old Borough Auto Wreckers site. Councilman White stated that is on hold. There have been some scheduling issues with the Applicant and his Professionals. Before Zoning Board.

Mr. Lavender stated he had a call regarding a storage facility looking in South Plainfield. Mr. Mocharski stated is it the same one on Durham and McKinley. Mr. Lavender stated a different group. Councilman White stated that the storage facility that has been approved are the same owners as Whispering Springs Suites out of New York.

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
October 8 2019**

Chairman Ackerman stated that he had received a call from Atech Auto that he is not going to build at the old back site that he had gone before the Zoning Board. However, has a new existing site on South Clinton that he is interested in. Asked which Board he would go before... would be Zoning Board.

Mr. Mocharski asked if TransAmerica submitted an application. According to the board Secretary, they submitted an application but then stopped progress. Miss Bartfalvi asked what were they looking to do. Per Board Secretary, an addition. Mr. Mocharski stated that they have a lot of trucks.

**Adjournment:** 7:25 pm.

Respectfully Submitted,  
Joanne Broderick  
Planning Board Secretary