

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
December 8, 2020**

Roll Call:

Present:

Councilman Derryck White
Gerry Butrico; Alt 1
Brian Bythell
Suzanne Lepore; Alt. 2.
Jack Pedersen
Rich Houghton; Vice Chairman
Robert Ackerman; Chairman

Absent:

Mayor Matthew Anesh
Paul Grzenda
John Mocharski
Michael Pellegrino

Also Present: Matt Flynn, Esq.; Janki Patel, PP; Peter Ciliberto, PE

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 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: None.

Resolutions: None

A. Case #796 – Bridgepoint South Plainfield, LLC
Block 284; Lot 18: M-3 Zone
602 New Market Avenue

Chairman Ackerman called for a motion of **approval**. Mr. Pedersen made motioned, seconded by Councilman White. Those in favor: Councilman White; Mr. Butrico; Mr. Bythell; Mr. Pedersen and Vice Chairman Houghton. Those oppose: None.

Current Files: None.

Informal Hearings: None.

Public Hearings:

A. Case #20-02 - Hawkeye Development Company
Block 95; Lot 2.01; R-15 Zone
3105 Park Avenue / Whispering Hills Road

The applicant is requesting a *Major Subdivision – four (4) lots*.
Carried from October 27, 2020.

Chairman Ackerman announced that due to lack of a quorum of those who heard the hearing previously, the case will not be heard. Since the 2021 scheduled has not been established, the Applicant must re-notice. Tentative date is January 12, 2021.

B. Case #19-01 – 2602 Deerfeild, LLC
Block 48; Lot 3; R-7.5 Zone
1703 Kenyon Avenue

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The applicant is requesting *Minor Subdivision* approval that requires the following variances. Lot Area: Required 7,500 square feet – Proposing (B) 7,052 square feet – Variance 448 square feet --- Lot Width: Required 75' – Proposing (A) 59.84' & (B) 53'– Variance (A) 15.16' & (B) 22' --- Front Yard Setback: Required 30' – Proposing (A) 15' & (B) 29.94'– Variance (A) 15' & (B) .06' --- Side Yard Setback: Required 8' – Proposing (B) 2.92' – Variance 5.08' --- Rear Yard Setback: Required 20' – Proposing (A) 15.01' – Variance 14.99' --- Lot Coverage: Maximum 25% - Proposing (A) 35.82% & (B) 44% - Variance 10.82% & 19%.

Chairman Ackerman asked Mr. Flynn if the Notices are accurate. Per Mr. Flynn, they are sufficient. Board has jurisdiction.

John Wiley, Esq - Wiley Lavender - Amboy Avenue, Metuchen, New Jersey - Attorney for Applicant. Mr. Wiley addressed the Board:

- Minor Subdivision Plan - creating two (2) lots.
- Requires bulk variances - lot width, front yard setback, rear yard setback and lot coverage.

Babatunde Adewunmi - Mr. Wiley asked Mr. Adewunmi to describe the application:

- Minor subdivision.
- Single family lot.
- Dwelling one thousand four hundred forty-five (1,445) square feet.
- One (1) lot will be undersized by less than one percent (1%) -
 - Proposed lot size - seven thousand fifty-two (7,052) square feet where seven thousand five hundred (7,500) square feet are required.
 - Proposed second lot size meets requirement.
- Easterly side - proposed lot 3.01 then 3.02
- Proposed Lot 3.01 - Lot Width Variance - required seventy-five feet (75') - proposing fifty-nine feet (59').
- Lot on corner.
- Minimum lot measured on inside - Kenyon Avenue.
- Front Yard Setback variance:
 - Proposed lot 3.01 - required thirty feet (30') - proposing fifteen feet (15').
 - Proposed lot 3.02 - required thirty feet (30') - existing twenty-nine feet (29').
 - Lot will have existing home.
- Side Yard Setback variance:
 - Proposed lot 3.01 - required eight feet (8') - proposing twelve feet (12').
 - Proposed lot 3.02 - required eight feet (8') - existing proposing 2.92'.
- Rear Yard Setback variance:
 - Proposed lot 3.01 - required twenty feet (20') - proposing 15.01'.
 - Proposed lot 3.02 - required twenty feet (20') - existing thirty feet (30').
- Maximum lot coverage variance:
 - Proposed lot 3.01 - required maximum coverage twenty-five percent (25%) - proposing not know yet.
 - Proposed lot 3.02 - required maximum coverage twenty-five percent (25%) - proposing forty-four percent (44%).
- Building coverage variance - not addressed yet.
- Proposing one (1) single family.
- Existing home to remain.
- Proposed home - two thousand eight hundred (2,800) square foot.
- Property surrounded by stock aid fence.
- Surrounding neighborhood consists of single family residences.
 - Not aware of surrounding area lot sizes.

Chairman Ackerman stated usually receive two hundred foot (200') radius of the surrounding area. Not on submitted plans. Mr. Adewunmi stated usually submits with plans. Mr. Wiley stated that without this information the Board cannot deliberate. Would like to carry hearing.

Chairman Ackerman stated before requesting a new date, will need to know what type home on property with elevations, utilities, drainage etc. Lot proposing is a new lot is not level... runs downhill to the left. Mr. Wiley stated

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has an obligation to show on drawings. Chairman Ackerman stated believes this application is incomplete even with an engineer's report. Plans are incomplete. Mr. Abewunmi stated noticed the same. Will revisit and resubmit new plans.

Mr. Wiley stated with the amount of work that needs to be completed, asked to withdraw the application without prejudice and will resubmit with all details. Neighbors would be re-noticed and new publication. New application with all details.

Chairman Ackerman accepts the withdrawal without prejudice.

Chairman Ackerman announced to the Public that this case will not be heard this evening. It is incomplete. Attorney is withdrawing the application without prejudice... meaning they are able to re-submit a new application and will re-notify anyone within two hundred feet (200') of the property.

Chairman Ackerman opened the discussion to the Public.

Gentlemen in the audience stated believes there are many issues with the lot. Chairman Ackerman stated cannot discuss since the Application is withdrawn. Chairman Ackerman re-iterated the process of resubmission and noticing procedure.

Gentlemen in the audience asked when re-noticed can the Public submit information prior to the hearing. Chairman Ackerman stated no. It is done during the Public portion of the hearing. Once the Applicant presents their testimony, Board and various Professionals are heard then Public will be heard. All prior to any decision made.

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 – Aldi's is opening on Thursday.
- D. Mayoral Updates - Mayor Anesh – report progress.

Minor Site Plan:

Chairman Ackerman read that following:

Steris Isomedix Services Inc – 3459 South Clinton Avenue – South Plainfield – New Jersey – Block: 447 Lot 2.03 – M-3 Zone. Requested a 378 square foot addition to house new air filtration system which will contain five (5) filtration units. Meets requirements of a minor site plan. Administratively Approved by Zoning Officer.

New Business: None

Chairman Ackerman advised the Board that there is a tentative schedule for year 2021. Re-Organization will be held on January 12, 2021. Will hear Hawkeye Development. February through October, two (2) meetings per month. November 9 and December 14 - one (1) meeting date.

Correspondence:

Chairman Ackerman reviewed:

- Pedestrian Hybrid & Rapid Flashing Beacon – Freehold Soil Certificate Letter
- NJDEP Letter of Interpretation, Regulatory Line Verification – Park Avenue Treatment Plant Upgrade – Middlesex Water Company.

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- JVTR Investments, LLC – 3601 South Clinton Avenue – Subdivision and Site Plan Application – Middlesex County – Department of Transportation. Chairman Ackerman will review and advise Board Members further.

Audience Comments: None.

Executive Session: None.

Chairman Ackerman advised the Board Members that Mr. & Mrs. Castainca requested to be heard on December 22, 2020. Will not be scheduled. Number of issues to be resolved. Lots of communication between Attorney and Engineers. Requested a virtual hearing. Attorney is no longer located in New Jersey. May have to proceed with a virtual hearing once issues are resolved. Same issues that were discussed at the previous hearing. Dr. Tempel met with the Applicants Professionals and has requested a LOI. Chairman Ackerman and Board Professionals agree.

Chairman Ackerman announced that the Re-Organization meeting will be held at 6:45 pm on January 12, 2021.

Adjournment: 7:45 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary