

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD
REORGANIZATION - MINUTES
January 28, 2020**

Bob Ackerman called to order the Borough of South Plainfield Planning Board Reorganization at 7:00 pm.

Roll Call:

Present:

Mayor Matthew Anesh
Gerry Butrico, Alt. 1
Brian Bythell
Paul Grzenda,
Rich Houghton
Susan Lepore, Alt. 2
John Mocharski
Jack Pedersen
Bob Ackerman

Absent:

Councilman Derryck White
Michael Pellegrino

Also Present: Alex Fisher, Esq.; Bob Bucco, PE, CME, CPWM; Stan Slachetka, PP, AICP

Bob Ackerman called for a motion to elect the CHAIRMAN. Mayor Anesh made motion to elect **Bob Ackerman** as **CHAIRMAN**, seconded by Mr. Mocharski. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Ms. Lepore; Mr. Mocharski; and Mr. Pedersen. Those Oppose: None.

Chairman Ackerman called for a motion to elect the VICE CHAIRMAN. Mr. Pedersen stated that he is not able to continue to be Vice Chairman and made motion to elect **Richard Houghton** as **VICE CHAIRMAN**, seconded by Mr. Mocharski. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to elect LEGAL COUNSEL. Mayor Anesh made motion to elect **Savo, Schalk, Gillespie, O'Grodnick & Fisher, PA - Alex Fisher, Esq** as **LEGAL COUNSEL**, seconded by Mr. Mocharski. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to elect CONFLICT LEGAL COUNSEL. Mayor Anesh made motion to elect **Ventura, Mieowitz, Keoush & Warner - Steven Warner, Esq** as **CONFLICT LEGAL COUNSEL**, seconded by Mr. Mocharski. Chairman Ackerman stated that the rate has been adjusted to \$100 and not to exceed \$150. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to elect the ENGINEER. Mayor Anesh made motion to elect **Najarian Associates - Bob Bucco, PE, CME, CPWM** as **ENGINEER**, seconded by Mr. Pedersen. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None

Chairman Ackerman called for a motion to elect the CONFLICT ENGINEER. Mayor Anesh made motion to elect **T&M Associates** as **CONFLICT ENGINEER**, seconded by Mr. Mocharski. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

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Chairman Ackerman called for a motion to elect PLANNER. Mayor Anesh made motion to elect **T&M Associates - Stan Slachetka, PP, AICP** as **PLANNER**, seconded by Mr. Pedersen Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to elect CONFLICT PLANNER. Mayor Anesh made motion to elect **Najarian Associates** as **CONFLICT PLANNER**, seconded by Mr. Mocharski. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman made motion, seconded by Mr. Mocharski. to elect **Joanne Broderick** as the **BOARD RECORDING SECRETARY**. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to designate the **OFFICIAL NEWSPAPER** as *The South Plainfield Observer, The Courier News and The Star Ledger*. Mr. Mocharski made motion, seconded by Mr. Pedersen. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman called for a motion to adopt the **PLANNING BOARD SCHEDULED MEETING DATES**. Mr. Mocharski made motion, seconded by Mr. Pedersen. Those in Favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those Oppose: None.

Chairman Ackerman stated that everyone should have received the Planning Board By-Laws. Mr. Fisher stated that he prepared draft rules. Would like all Board Members to review them before next meeting and to direct questions, comments or concerns to him directly. Mr. Mocharski asked if the By-Laws would have to be reviewed over several meetings. Mr. Fisher stated no... one (1) meeting. Chairman Ackerman stated he did not want to vote on the By-Laws without having the Board Members review them thoroughly before adoption.

Chairman Ackerman announced that the next meeting is February 11, 2020. Only hearing is Glopak Corporation. Packets will be mailed next week.

Mr. Mocharski asked if Martin Drive will be appearing before this Board. Per Board Secretary, the application was heard by the Zoning Board of Adjustment prior to her tenure. Mr. Mocharski stated saw advertisement for the homes. An access road is to go from Trista's Way to the new Martin Drive development. Not sure if that was done. Chairman Ackerman stated that he mistakenly was going to use the name for another development but the Board Secretary advised him that the name was used for the Martin Drive development.

Chairman Ackerman stated received street name map from M&M Real Estate Partners and there are errors. Mr. Bucco agreed. Chairman Ackerman stated that there were nine (9) names and only six (6) are listed. Mr. Bucco stated that they are not in the correct location. Mr. Bucco will address as part of his review.

Chairman Ackerman would like to address the Committees. All Committees will remain the same. Chairman Ackerman will remain on the Street Naming Committee. Vice Chairman Houghton and Mr. Bythell will continue with Environmental Committee. Councilman White and Mayor Anesh will remain on their committees respectfully.

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Chairman Ackerman stated that there are no names left on the street naming list. Advised if anyone approaches the Board Members, to advise those individuals to write a letter requesting a street to be named after a family member.

Chairman Ackerman stated that Mr. Lemmo bought the property next to his existing car dealership. This property will become part of the dealership. Application to be submitted shortly. Mr. Bucco stated it will go to Zoning. Mr. Pedersen stated isn't a non-conforming use. Mr. Bucco stated yes... he wants to display some of the vehicles that he has for sale. Mr. Bucco stated that he has had conversations with his Engineer. There is some concern regarding the paper street. Per Mr. Bucco, the street has been vacated.

Chairman Ackerman stated there is a possibility of a four (4) lot subdivision off of Whispering Hills that may be before the Board.

Mr. Mocharski asked about 1703 Kenyon Road. Board Secretary stated they have not scheduled a hearing date.

Mr. Mocharski stated that one (1) house on Dumas is being built.

Mr. Slachetka stated a house that fronts on South Plainfield Avenue is requesting a subdivision of the back portion the lot which would enter through Minford Avenue.

Chairman Ackerman stated that Celebrations may be coming before the Board.... Possibly through Zoning to add decks. There is the pipeline, wetlands and setback issues. Board Secretary stated that if the original applicant was before the Planning Board, it will remain with the Planning Board. Mr. Fisher confirmed the same. Mr. Mocharski stated that the age restricted buildings have yet to be built.

Mr. Pedersen stated that he was under the impression that age restricted housing is to be built first. Mr. Slachetka stated that affordable housing is usually phased in. These affordable housing were part of the prior plan and would have to look into it. Not supposed to be last.... But would have to look at the prior plan.

Adjournment: 7:23 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary