

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

April 13, 2021

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, The Courier News, The Star Ledger 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:**
5. **Resolutions:**
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:**

A. Case #19-03 – JHP Development, LLC

Block 270; Lot 9: R-10 Zone
240 Adeline Avenue

The Applicant received *Minor Subdivision* approval that required bulk variances (Lot Area: Required 10,000 square feet; Proposing 7,180 square feet (per lot); Variance 2,820 square feet (per lot) --- Lot Width: Required 100 feet; Proposing 71.80 feet (per lot); Variance 28.20 feet (per lot)) on December 10, 2019. Returning for approval of two (2) dwellings.

B. Case #800 – Socha Enterprises, LLC

Block 446; Lot 7: M-3 Zone
111 St. Nicholas Avenue

The Applicant is requesting *Preliminary and Final Site Plan Approval* to construct a 13,600 square foot flexible warehouse with a 200 square foot office and half bath per each unit that requires variances. Lot Width – required 200'; existing 197'; variance 3' -- Front Yard Setback - Required 50'; requesting 30'; variance 20'.

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
11. **Minor Site Plan:** None
12. **New Business:**
13. **Correspondence:** None

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14. **Audience Comments**—other than agenda items:
15. **Executive Session:** None
16. **Adjournment:**