

# BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

## January 12, 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:** August 25, 2020 & October 27, 2020

5. **Resolutions:**

**A. Case #797 - JRB Properties, LLC**

Block 409; Lot 15; M-3 Zone  
111 Snyder Road

The applicant requested *Preliminary and Final Site Plan* approval that requires *Front Yard Setback Variances* (3) to construct a 4,507 addition to an existing warehouse. Front Yard Setback – Required 50' – Requesting 30.2' (from Second Place) – 30' (from Snyder Road) – 34.41' (from Pomponio Avenue) – Variance 19.8' – 20' – 15.59' respectfully.

**B. Case #798 - JRB Properties, LLC**

Block 409; Lot 15; M-3 Zone  
111 Snyder Road

The applicant requested *Preliminary and Final Site Plan* approval to demolish existing structure in order to construct a 11,800 warehouse that requires variances. Lot Area – Requires 40,000 square feet – Existing 24,055 square feet – Variance 15,945 square feet -- Lot Width – Requires 200 feet – Existing 125 feet – Variance 75 feet.

**C. Case #19-04 - Glopak 132 Case Drive, LLC**

Block 254; Lot 2.01; M-3 Zone  
132 Case Drive

The applicant requested a *Minor Subdivision*. Existing lot with warehouse to remain. Proposing a 49,200 warehouse distribution facility on newly created lot.

6. **Current Files:**

7. **Informal Hearings:**

8. **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.

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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:**
12. **New Business:**
13. **Correspondence:**
14. **Audience Comments**—other than agenda items:
15. **Executive Session:**
16. **Adjournment:**