

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

December 22, 2022

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, and 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:** None
5. **Resolutions:**
 - A. **Case #784 – 1111 Durham Associates, LLC (M&M Realty Partners LLC.)**
Block 550; Lots 3; AH-4 Zone
1111 Durham Ave

The applicant has requested preliminary and final site plan approval to amend their original application. This includes increasing the elevation of the site by one-foot, corresponding changes to utilities and storm-sewer, change the location of the sanitary-sewer connection, changes to the detention basins, increase the size of the club house, added amenities including a dog run and 2 pickleball courts, relocate the building and the parking lot, and slight variations to building footprints. The following variances are proposed: paved area for the dumpsters by route 287 proposed 2.9 feet off the property line where 5 feet is required. as well as a variance for pavement along the Edison boundary.
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:** None
9. **Committee Reports:**
 - a. Street Naming Committee - Bob Ackerman
 - b. Environmental Committee - Rich Houghton & Bryan Bythell
 - c. Council Report - Derryck White
 - d. Mayoral Updates - Mayor Anesh
10. **Minor Site Plan:** None
11. **New Business:** None
12. **Correspondence:** None
13. **Audience Comments** - other than agenda items
14. **Executive Session:** None
15. **Adjournment:**