

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

October 11, 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:** January 25, 2022 (re-org), April 12, 2022.
5. **Resolutions:**

A. Case #813 – Komatsu America Corp
Block 476; Lot 6; M-3 Zone
2820 Hamilton Boulevard

The applicant has requested sign variances for sign area, height, and width as well as a sign front yard setback variance for their monument sign.

B. Case #813 – Target Corporation
Block 528; Lot 46.27; OBC-3 Zone
5000 Hadley Center Drive

The applicant has requested variances for the number of signs, sign height, sign area and mounting height for improvements to their drive-up area.

6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:**

A. Case #784 – 1111 Durham Associates, LLC (M&M Realty Partners LLC.)
Block 550; Lots 3; AH-4 Zone
1111 Durham Ave

The applicant is requesting 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.

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

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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:**