

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

July 9, 2024

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

- A. **Case #825 – Joseph and Alex Tedesco**
Block 401; Lot 1; R-10 Zone
112 Hillside Avenue

The applicant is requesting a minor subdivision of the property into two (2) fully conforming lots.

- B. **Case #826 – Rushi and Tej Patel**
Block 58; Lot 20; R 7.5 Zone
253 Fairmount Avenue

The applicant is requesting a minor subdivision of the property into two (2) lots with bulk variances; minimum lot area and lot width for each of the new lots.

- C. **Case #822 – SSEO Plainfield, Inc.**
Block 420; Lot 11.02; M-3 Zone
219 St. Nicholas Avenue

The applicant is requesting preliminary and final site plan approval to rehabilitate the existing building to a warehouse consisting of approximately 27,545 square feet. The applicant is also requesting to demolish the second building to build an office comprising of approximately 7,758 square feet.

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:**
15. **Adjournment:**