

**BOARD OF SOUTH PLAINFIELD  
PLANNING BOARD AGENDA  
FEBRUARY 25<sup>TH</sup>, 2014 @ 7 pm.**

1. **Roll Call** and Open Public Meetings Act. This meeting is being held in accordance with the Open Public Meetings Act by posting a notice to The Observer and The Courier News and providing the same to the Borough
2. **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.  
Please note that questions from the public will be limited to (1) question per person and the public will have the opportunity to comment at the conclusion of an application.
3. **Minutes**: (1) Set: December 18, 2013. Special Meeting
4. **Resolutions**: (1) Attached:

A. Case # 7310 JSM @ Tingley, LLC. (Celebrations)  
Block 517; Lot 1; SC-2 Zone  
200 South Avenue

\*\* (4) separate roll votes were taken.

Mr. Pedersen made the motion, seconded by Mr. Wolak, to grant the applicant's request for bulk variances for Building # 10, whereas 20 ft. is required for the rear yard setback & 16.7 ft. is requested & whereas a 20 ft. side yard setback is required, an 18.3 ft. setback is requested. All in Favor: Anesh, Grzenda, Bartfalvi, Pedersen, Mocharski, Wolak, Pellegrino & White. Opposed: Houghton.

Mr. Mocharski made the motion, seconded by Mr. Houghton, to DENY a rear yard setback variance for Buildings 12, 14 & 18. Those in Favor: Anesh, Grzenda, Bartfalvi, Mocharski, Wolak, Houghton, Pellegrino & White. Opposed: Pedersen.

Mr. Pedersen made the motion, seconded by Mr. Wolak, to grant the applicant's request for preliminary & final approval of the modified site plan, with the express condition that modifications done to Buildings 12, 14, 16, 17 & 18 be removed & returned to the original sq. ft. area. Those in Favor: Anesh, Grzenda, Bartfalvi, Pedersen, Mocharski, Wolak, Pellegrino & White. Opposed: Houghton.

Mr. Mocharski made the motion, seconded by Mr. Houghton, to DENY the request for preliminary & final site plan approval as it relates to Buildings 12, 14, 16, 17 & 18. Those in Favor: Anesh, Grzenda, Bartfalvi, Mocharski, Wolak, Pellegrino, Houghton & White. Opposed: Pedersen.



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5. **Current Files:**

6. **Informal Hearings:** None

7. **Public Hearings:** None

8. **Old Business:**

9. **Committee Reports:**

- a. Street Vacation Committeeô Mayor Anesh
- b. Environmental Committeeô Rich Houghton and Joe Wolak
- c. Council Reportô Councilman White
- d. Street Naming Committee--Bob Ackerman

10. **Minor Site Plan:**

- A. Case # 14-01ô New Cingular Wireless PCS, LLC.  
Block 488; Lot 9; M-3 Zone  
313 Durham Avenue

The applicant applied for & received permission to install a 40 sq. ft. concrete pad for an emergency stand-by generator on 1/6/14, from John Pabst, Zoning Official.

11. **New Business:**

12. **Correspondence:**

13. **Audience Comments—other than agenda items:**

14. **Executive Session:**

15. **Adjournment:**