

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
February 28, 2017**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Council President Derryck White  
Stephanie Bartfalvi; Alt. 2  
Paul Grzenda  
Rich Houghton  
Jack Pedersen; Vice Chairman  
Bob Ackerman; Chairman

**Absent:**

Brian Bythell; Alt. 1  
John Mocharski  
Michael Pellegrino  
Peter Smith

**Also Present:** Alex Fisher, Esq.

**Chairman Ackerman** opened the meeting at 7:00 pm saying that 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 Clerk.

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 witnesses after 10:30 pm.

**Minutes:** January 24, 2017 Meeting.

Miss Bartfalvi made motion, seconded by Mr. Houghton to accept the above stated Meeting Minutes. Those in Favor: Mayor Anesh; Council President White; Miss Bartfalvi; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None.

**Resolutions:** (2)

- A. Case #16-2 - Angelo P. De Andrea**  
Block 147; Lot 14; R-7.5 Zone  
1562 Dumont Avenue

Mayor Anesh made motion, seconded by Council President White to accept the above stated Resolution. Those in Favor: Mayor Anesh; Council President White; Miss Bartfalvi; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None.

- B. Case #774 - JP Property Management Inc (JP Express)**  
Block 308; Lot 41; M-3 Zone  
108 New Era Drive

Miss Bartfalvi made motion, seconded by Vice Chairman Pederson to accept the above stated Resolution. Those in Favor: Mayor Anesh; Council President White; Miss Bartfalvi; Mr. Grzenda; Mr. Houghton; Vice Chairman Pederson and Chairman Ackerman. Those Oppose: None.

**Current Files:** None

**Informal Hearings:** None

**Public Hearings:** None

**Old Business:** None

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**Committee Reports:**

- A. **Street Naming Committee** - Mr. Ackerman reports there is an open list for requests. All names previously on the list have been used.
- B. **Environmental Committee** - Mr. Houghton report progress.
- C. **Council Reports** - Council President White states Cosmo 21 will be opening up on February 4, 2017 downtown. A hair salon.
- D. **Mayoral Updates** - Mayor Anesh reports that G&W Labs would like Coolidge Avenue renamed after owner of company for their one hundred (100) year anniversary. There are other companies on Coolidge Avenue. Therefore, not favorable to do so.

**Minor Site Plan:** None

**New Business:** None

Chairman Ackerman asks if there has been any further progress on the Motorola site. According to Mayor Anesh, just the agreement. Council President White explains the process:

- The Council approves the agreement - Authorize Mayor Anesh to sign the agreement.
- Court date scheduled for April 7, 2017 - the court will decide to approve or deny the settlement.

Mr. Fisher explains the process after the court hearing:

- Master Plan, Housing Element and Fair Share Housing Plan will be amended.
- Zoning to be adopted with required settlement permitted.
- Council to introduce the above.
- Referred to Planning Board.
- Referred back to Council for adoption.
- Items submitted for process of site plan approval.
- The Developers who settle will normally give all bulk standards to the Planner to complete Zoning Ordinance.

**Correspondence:** None

**Audience Comments:** None

**Executive Session:** None

**Adjournment:** 7:13 pm.

Respectfully Submitted  
Joanne Broderick  
Planning Board Secretary