

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

June 26, 2018

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 and The Courier News 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:**
5. **Resolutions:** None
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:** (2)

A. Case #18-01 - Daniel Chin
Block 318; Lot 2; R-10 Zone
303 New Market Avenue

The applicant is requesting a *Minor Subdivision* approval to construct a new home. The existing home to remain. Previously heard and carried from May 22, 2018. The following variances are being requested:

Proposed lot A: *Lot Area* – Proposed 8,090 square feet – Required 10,000 square feet - Variance 1,910 square feet; *Lot Depth* – Proposed 61.8' - Required 100' – Variance 38.2'; *Rear Setback* Proposed 19' - Required 20' – Variance 1'.

Proposed lot B: *Lot Area* – Proposed 7,500 square feet – Required 10,000 square feet - Variance 2,500 square feet; *Lot Width* – Proposed 75' - Required 100' – Variance 25'.

B. Case #17-02 - B. Bengi, LLC
Block 265; Lot 22 & 23; HDD Zone
115-117 & 119 Hamilton Boulevard

The applicant is requesting a *Preliminary and Final Major Site Plan* approval with a *Minor Subdivision* to construct two (2) buildings with retail space on the first floor and apartments on the second and third floor.

9. **Old Business:**
10. **Old Business:**

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11. **Committee Reports:**
 - a. Street Naming Committee - Bob Ackerman
 - b. Environmental Committee - Rich Houghton & Bryan Bythell
 - c. Council Report – President Derryck White
 - d. Mayoral Updates - Mayor Anesh
12. **Minor Site Plan:** None
13. **New Business:**
14. **Correspondence:** None
15. **Audience Comments**—other than agenda items:
16. **Executive Session:** None
17. **Adjournment:**