

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
September 25, 2018**

Roll Call:

Present:

Mayor Matthew Anesh
Councilman Derryck White
Stephanie Bartfalvi; Alt. 1
Brian Bythell; Alt. 2
Paul Grzenda
Rich Houghton
Michael Pellegrino
Jack Pedersen; Vice Chairman
Bob Ackerman; Chairman

Absent:

John Mocharski
Peter Smith

Also Present: Larry Lavender, Esq.; Stan Slachetka, PP, AICP; Bob Bucco, PE, CME, CPWM

Chairman Ackerman opened the meeting at 7:00 pm stating 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: None.

Resolutions: None

Current Files: None.

Informal Hearings: (1 Commercial)

A. Case #775 - JSM at Tingley (Celebrations)
Block 517; Lot 1; SC-2 Zone
200 South Avenue

To determine if the changes being requested can be done administratively.

Doug Wolfson, Esq. - Weingarten Law Firm, 1260 Stelton Road, Piscataway, New Jersey - attorney for Applicant addressed the Board. Many items have been changed since this meeting had been scheduled. Received input from Mr. Bucco and Mr. Slachetka. Removed basement, reduce size of senior building, tot lot and dumpsters. The building for the senior housing will not be changed from the approved site plan... No walkout basements... tot lot will not be moved. Would like to move the dumpsters. Many residents do not like the current location. Do not know if the Board is comfortable with working it out with Mr. Bucco and Mr. Slachetka or to come forward with a new site plan. Mr. Wolfson thanked the Board to meet in an informal way.

Chairman Ackerman reiterated that the only discussion will be the dumpsters and confirmed with Mr. Bucco that all other items have been withdrawn. Mr. Bucco stated yes. Chairman Ackerman reconfirmed with Mr. Bucco that the last approved site plan is current. Per Mr. Bucco, yes. Mr. Bucco stated that there was a change. Due to Buckeye Pipeline requirement, the Applicant had to raise the back parking lot.... Regrade the site. Parking and units stay the same. Some inlets may have to be added but that can be done as a 'field change'.

Chairman Ackerman asked if there was a question regarding a wall. Mr. Bucco stated yes... when the Applicant was considering the walkout basement, it required a retaining wall in the back. Since that is no longer requested, the retaining wall is no longer an issue.

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Bradford Aller - EP Design Services, 1260 Stelton Road, Piscataway, New Jersey - Chief Engineer and is sworn in. Mr. Aller referred to the site plan. Mr. Lavender confirmed with Mr. Aller that the site plan before the Board is the same site plan previously approved. Mr. Aller stated they were going to propose a walkout basement for Buildings 17 and 18 which would require a retaining wall. Removed the walkout basement and the retain wall. The Tot Lot is at the approved location.

Chairman Ackerman asked Mr. Aller the concern over the dumpsters. Mr. Aller stated that it is in a location that many of the residents are not happy about. Would like to relocate it in an area that will better suite the residents. Does not know the location as of yet. Would like to work that out with the Board Professionals.

Mr. Slachetka stated that his concern was and why he recommended to the Applicant to return to the Board for an informal if they would need to proceed with an amended site plan. Did not feel comfortable making an administrative decision on the size of the senior housing, walkout basements or the retaining wall. Has no issues with discussing the dumpsters administratively and find an appropriate location. Mr. Bucco stated it is a relocation. Mr. Bucco stated that he too is willing to discuss the location of the dumpsters administratively. Mr. Bucco stated would like a revised plan from the Applicant with the revised grading.

Chairman Ackerman confirmed with Mr. Bucco that the current approved site plans will remain the same.

Vice Chairman Pedersen stated that the original requested changes are what prompted this meeting. However, those items have been removed except the dumpster location which can be handled administratively. Per Mr. Bucco, 'correct'.

Mr. Slachetka stated that the Board has to be comfortable with the dumpster location being done administrative. Is aware of the conditions and the Board concerns regarding the entire approval. If there are any concerns, Mr. Bucco and/or Mr. Slachetka will bring those concerns to the Board. If the location of the dumpsters will impact circulation or another matter, both Mr. Bucco and Mr. Slachetka will speak with Mr. Lavender in determining if the Applicant is to return to the Board for an amended site plan. Mr. Wolfson agreed.

Chairman Ackerman called for a motion to **approve** the relocation of the dumpsters to be done administratively. Vice Chairman Pedersen made motioned, seconded by Miss Bartfalvi. Those in favor: Mayor Anesh; Councilman White; Miss Bartfalvi; Mr. Bythell; Mr. Grzenda; Mr. Houghton; Mr. Pellegrino; Vice Chairman Pedersen and Chairman Ackerman. Those oppose: None.

Public Hearings: None.

Old Business: None.

Committee Reports:

- A. Street Naming Committee – Bob Ackerman - report progress.
- B. Environmental Committee – Rich Houghton & Bryan Bythell - report progress.
- C. Council Reports – Councilman White – Dollar General is putting up fixtures, loading products and should be opening Sunday or Monday. Chairman Ackerman asked if they were coming before the Board for a sign. Councilman White stated that they will be opening prior to the coming to the Board for the sign approval. 9Rounds opening this weekend. The owners of the former Acme site are close to having a lease signed... two (2) tenants.
- D. Mayoral Updates - Mayor Anesh – report progress.

Minor Site Plan: None.

New Business: None.

Correspondence: None.

Audience Comments: None.

Executive Session: None.

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Adjournment: 7:30 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary