

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

November 10, 2020

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, 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:**
5. **Resolutions:**
6. **Current Files:**
7. **Informal Hearings:**
8. **Public Hearings:**

A. Case #20-02 - Hawkeye Development Company

Block 95; Lot 2.01; R-15 Zone
3105 Park Avenue / Whispering Hills Road

The applicant is requesting a *Major Subdivision – four (4) lots*.
Carried from October 27, 2020.

B. Case #797 - JRB Properties, LLC

Block 409; Lot 15; M-3 Zone
111 Snyder Road

The applicant is requesting *Preliminary and Final Site Plan* approval that requires *Front Yard Setback Variances* (3) to construct a 4,507 addition to an existing warehouse. Front Yard Setback – Required 50' – Requesting 30.2' (from Second Place) – 30' (from Snyder Road) – 34.41' (from Pomponio Avenue) – Variance 19.8' – 20' – 15.59' respectfully.

C. Case #798 - JRB Properties, LLC

Block 409; Lot 15; M-3 Zone
111 Snyder Road

The applicant is requesting *Preliminary and Final Site Plan* approval to demolish existing structure in order to construct a 11,800 warehouse that requires variances. Lot Area – Requires 40,000 square feet – Existing 24,055 square feet – Variance 15,945 square feet -- Lot Width – Requires 200 feet – Existing 125 feet – Variance 75 feet.

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9. **Old Business:**

10. **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

11. **Minor Site Plan:** None

12. **New Business:**

13. **Correspondence:**

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

15. **Executive Session:**

16. **Adjournment:**