

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD MINUTES  
February 25, 2020**

**Roll Call:**

**Present:**

Mayor Matthew Anesh  
Councilman Derryck White  
Jerry Butrico, Alt 1  
Brian Bythell  
Susan Lepore  
John Mocharski  
Jack Pedersen  
Richard Houghton, Vice Chairman  
Bob Ackerman; Chairman

**Absent:**

Michael Pellegrino

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

**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, The Courier News and The Star Ledger 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:**

December 10, 2019

Chairman Ackerman called for a motion of *approval* for the above listed minutes. Mr. Mocharski made motioned, seconded by Mr. Pedersen. Those in favor: Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those oppose: None.

January 28, 2020

Chairman Ackerman called for a motion of *approval* for the above listed minutes. Mr. Mocharski made motioned, seconded by Mr. Pedersen. Those in favor: Mayor Anesh; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those oppose: None.

**Resolutions:**

- A. Case #19-03 - JHP Development, LLC**  
Block 270; Lot 9; R-10 Zone  
240 Adeline Avenue

Chairman Ackerman called for a motion of *approval* for the above listed resolution. Mr. Pedersen made motioned, seconded by Mr. Mocharski. Those in favor: Councilman White; Mr. Bythell; Mr. Grzenda; Mr. Mocharski; Mr. Pedersen and Chairman Ackerman. Those oppose: None.

**Current Files:** None.

**Informal Hearings:** None.

**Public Hearings:** None.

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**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 - Charlie Cheese Steakhouse on Hadley Plaza to open soon. Backyard BBQ is open next to UPS store. NY Gyro to open soon at Golden Acres Plaza. Chick-Fil-A has everything in except one (1) outside agency letter. Breaking ground shortly. New Honduran restaurant in Downtown in the former Costa Rican restaurant.
- D. Mayoral Updates** - Mayor Anesh – report progress.

**Minor Site Plan:** None

**New Business:** None

**Correspondence:**

Letter from Dewberry regarding Freshwater Wetland General Permit dated December 9, 2019 on the behalf of the Raritan Medical Center in Old Bridge. Mr. Mocharski asked if the letter was received due to Spring Lake being part of the Raritan Water Shed. Chairman Ackerman stated the letter is advising if we wish to review the permit.

Letter from Elaine Flynn from the County regarding a plot designated as culvert over a tributary to Bound Brook. Assigned a map number. Mr. Mocharski stated it South Clinton Extension by the Bound Brook behind the houses and cemetery.

Letter from Eastern States regarding 150 Durham Realty - 212 Durham Avenue. General wetlands permit. Will be using the lot for car dealership.

Letter From Eastern States regarding 225 Lowden Avenue. General Wetlands permit. Reconstruction of dwelling.

Letter of Harbor Consultants regarding 703 Tremont Avenue. Submitting a Treatment Works Approval Permit Application. Approval for sanitary sewer collection system to convey domestic sewer from a two (2) story single residential building.

Letter from Environmental Technologies dated February 11, 2020. Human Made swales. Applicant M&M Realty - 1111 Durham. Mr. Fisher stated that they will have to fill in some wetlands (0.082 acres) where building #28 is to be built by the Edison border. This is part of their outside agency requirements. Ms. Lepore asked if this is something that would have been known during the application. Mr. Fisher stated it is not uncommon to apply for a general permit. Did get a LOI in November 18, 2018... line verification. If they do not get the permit from DEP, they will have to return to the Board with amended site plans.

**Audience Comments:** None

**Executive Session:** None

Chairman Ackerman stated that Mr. Fisher had worked on the Planning Board By-Laws. Asked if anyone had any questions. Chairman Ackerman commended Mr. Fisher for his effort. Mr. Fisher stated believes there should be written rules for the Board. Tried to encompass how the Board acts on these rules.... Included order of business. Some items the Board has not had to deal with... but good to have plans if it does happen.

Chairman Ackerman stated that in the past did not have an extensive by-law.

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Chairman Ackerman asked if all Board Members have reviewed the by-laws. Mr. Fisher stated if it is voted on tonight, will have a resolution for the next meeting memorializing the by-laws. Mr. Mocharski asked if the by-laws have to have several readings. Mr. Fisher stated no... it's an internal decision.

Chairman Ackerman called for a motion of *approval* for the Planning Board Rules. Mr. Mocharski made motioned, seconded by Mr. Pedersen. Those in favor: Mayor Anesh; Councilman White; Mr. Butrico; Mr. Bythell; Mr. Grzenda; Ms. Lepore; Mr. Mocharski; Mr. Pedersen; Vice Chairman Houghton and Chairman Ackerman. Those oppose: None.

Chairman Ackerman announced that the next meeting is March 10, 2020 and will not be present. Glopak Corp. is scheduled to be heard. Vice Chairman Houghton will conduct the meeting.

Ms. Lepore asked regarding Glopak packet, there is mention of environmental study conducted but no mention of soil testing. Mr. Fisher asked if she looked into Mr. Bucco's review letter. Ms. Lepore stated she will look into his review letter. Wants to know if it was tested for heavy metals or pesticides. Only mentioned particle size. Vice Chairman Houghton asked if Dr. Tempel mentioned anything in her review letter. Ms. Lepore will look at it. Mr. Fisher stated if it is not in either review letter, bring it up at the meeting and ask Glopak. Mr. Mocharski stated that he is unaware of any monitoring wells. Knows Mr. Miller was asking them to clean up blacktop. Ms. Lepore stated the solar panels are made out of metal... there could be residual metals in the soil.

Chairman Ackerman stated there is a four (4) lot subdivision on Whispering Hills coming before the Board.

Chairman Ackerman stated at the last meeting there was a brief discussion regarding Celebrations. Had a discussion with Board Engineer and Building Inspector. Nothing has been approved. Wanted to hand administratively. Originally stated needed to return to the Board. After further review, may be able to do administratively. Mr. Bucco advised them two (2) weeks ago as to what needed to be provided... drawings. Wanted to meet within ten (10) days. Have not received the information. Requested drawings of all the decks and which buildings to receive those decks. Topography changes and materials to be used. Have not heard from them. Gave them to March 5, 2020. Otherwise, would have to wait until April. An option would be putting the decks the way our Engineer and Building Department would like. Another option is a retaining wall with patio and step-down... but the building behind will be facing a wall. Prefer not to have the retaining wall. Was advised there are outstanding funds due.... \$30,000 to escrow - an excess of \$19,000 of unpaid invoices from Engineering and an excess amount to Planning. Mrs. Broderick advised received \$30,000 this past Friday. Mr. Mocharski asked when will construction begin on the age restricted building. Chairman Ackerman stated Mr. Slachetka was to look into that.

**Adjournment:** 7:25 pm.

Respectfully Submitted,  
Joanne Broderick  
Planning Board Secretary