

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD AGENDA  
SPECIAL MEETING**

**January 24, 2023**

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, and 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:** TBD
5. **Resolutions:** TBD
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:**
  - A. **Case #814 – So-OAK Park Commons, LLC**  
Block 222; Lots 1; OBC-4 Zone  
903 Oak Tree Road  

The applicant is requesting preliminary and major final site plan approval to convert a 6,430 square foot stand-alone pad into a Popeye’s consisting of 2,360 square feet with a proposed drive-thru lane. Additional improvements include, but are not limited to, parking lot paving and striping, concrete sidewalks, installation of a trash/recycling enclosure, wayfinding signage, building mounted signage, a drive-thru canopy, vehicle height clearance bar, and menu/ordering boards. No expansion of the building is proposed.  
*(Carried from January 24, 2023)*
9. **Committee Reports:**
  - a. Street Naming Committee - Bob Ackerman
  - b. Environmental Committee - Rich Houghton & Bryan Bythell
  - c. Council Report - Derryck White
  - d. Mayoral Updates - Mayor Anesh
10. **Minor Site Plan:** None
11. **New Business:** None
12. **Correspondence:** None
13. **Audience Comments** - other than agenda items
14. **Executive Session:** None
15. **Adjournment:**