

# BOROUGH OF SOUTH PLAINFIELD

## PLANNING BOARD AGENDA

### October 14, 2025

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:** None
5. **Resolutions:** None
6. **Current Files:** None
7. **Informal Hearings:** None
8. **Public Hearings:**

**A. Case #784 – 1111 Durham Associates, LLC**  
1111 Durham Avenue  
Block: 550 Lot : 3 AH-4 Zone

The applicant is requesting amended preliminary and final major site plan approval for changes to their previously approved site plan.

**B. Case #831 – B9 South Plainfield Owner, LLC**  
1640 New Market Ave, 1516 New Market Avenue  
Block: 286 Lot : 1 & 1.01

The applicant is requesting preliminary and final major site plan approval for the construction and operation of a warehouse with variances for driveway width, curb radii at entrance to public streets, minimum sign setback, and maximum directional sign area.

9. **Committee Reports:**
  - a. Street Naming Committee - Bob Ackerman
  - b. Council Report – Peter Smith
  - c. 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:**
15. **Adjournment:**