

**BOROUGH OF SOUTH PLAINFIELD  
PLANNING BOARD AGENDA  
September 23, 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 #830 – B9 South Plainfield Owner, LLC**

1641 New Market Ave, 2500 Middlesex Ave, 2207 New Brunswick Ave, 2201 New Brunswick Ave, 2011  
New Brunswick Ave, 2005 New Brunswick Ave, 2010 Middlesex Ave, 1911 New Brunswick Ave, 1910  
Roosevelt Ave, Gould Street & Seymour Street.

Block: 286 Lot : 1  
Block: 287 Lot : 1, 2, & 3  
Block: 289 Lot : 3, 4 & 5  
Block: 291 Lot : 1, 2, 3 & 4  
Block: 292 Lot : 1  
Block: 293 Lot : 3  
Block: 457 Lot : 2  
Block: 458 Lot : 2, 3, 4, 5, & 6  
Block: 463 Lot : 1 & 2

The applicant has requested 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, buffer zone adjacent to a residential zone, and minimum sign setback.

**B. Case #831 – B9 South Plainfield Owner, LLC**

1640 New Market Ave, 1516 New Market Avenue  
Block: 286 Lot : 1 & 1.01

The applicant has requested 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:** Letter from Traditions Homeowners Association
13. **Audience Comments** - other than agenda items.
14. **Executive Session:**
15. **Adjournment:**