

**BOROUGH OF SOUTH PLAINFIELD
PLANNING BOARD MINUTES
May 8, 2018**

Roll Call:

Present:

Brian Bythell; Alt. 2
Rich Houghton
John Mocharski
Michael Pellegrino
Jack Pedersen; Vice Chairman (*arrived 7:03 pm*)
Bob Ackerman; Chairman

Absent:

Mayor Matthew Anesh
Councilman Derryck White
Stephanie Bartfalvi; Alt. 1
Paul Grzenda
Peter Smith

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 and The Courier News 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: April 24, 2018 Meeting

Chairman Ackerman calls for a motion to *approve* the above listed Minutes. Mr. Mocharski made motion, seconded by Mr. Houghton. Those in favor: Mr. Bythell; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino and Chairman Ackerman. Opposed: None.

Resolutions:

A. Case #709 – JRB Properties, LLC
Block 409; Lot 15; M-3Zone
111 Snyder Road

Chairman Ackerman calls for a motion to *approve* the above listed Resolution. Mr. Mocharski made motion, seconded by Mr. Houghton. Those in favor: Mr. Bythell; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino and Chairman Ackerman. Opposed: None.

Current Files: None

Informal Hearings: None

Public Hearings: (1)

A. Case #17-02 - B. Bengi, LLC
Block 265; Lot 22 & 23; HDD Zone
115-117 & 119 Hamilton Boulevard

The applicant is requesting a *Preliminary and Final Major Site Plan* approval with a *Minor Subdivision* to construct two (2) buildings with retail space on the first floor and apartments on the second and third floor.

Chairman Ackerman stated that the applicant has requested to carry the hearing to June 26, 2018 Planning Board meeting without further notice.

Mr. Fisher stated that the Board has jurisdiction. He has reviewed the Notices and they are in good standing.

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Chairman Ackerman called for a motion to *approve* the new hearing date and for notices to carry. Mr. Mocharski made motioned, seconded by Mr. Pellegrino. Those in favor: Mr. Bythell; Mr. Houghton; Mr. Mocharski; Mr. Pellegrino and Chairman Ackerman. Those oppose: None.

Old Business: None

Committee Reports:

- A. **Street Naming Committee** – Bob Ackerman. There are three (3) requests for street names. Has written back to the people who are requesting the street names informing them that at this time there is no new streets to be named. However, when a new street is developed, they will be notified as to the location. The requests are from the Fire Department for Chief Cottone and Reverend Mingle and from the Milello family for Leonard Milello who was a Veteran and on the Fire Department.
- B. **Environmental Committee** – Rich Houghton & Bryan Bythell - report progress.
- C. **Council Reports** – Councilman White – absent. Chairman Ackerman reported with the request of Councilman White, that the MVC opening has been moved to May 14, 2018. In-and-Out Bagel is now Bagel Bazaar with it's new owner.
- D. **Mayoral Updates** - Mayor Anesh – absent.

Minor Site Plan: None

New Business:

Mr. Mocharski asked if anyone has found out about the Edison side of the old Motorola site. Chairman Ackerman stated no. He had gone to the Edison municipality and was told that the office was closed for lunch. Plans to go one morning to find out what is happening. However, there is has not been much activity as of late.

Correspondence: None

Audience Comments: None

Executive Session: None

Mr. Fisher stated that he shall draft by-laws for the Planning Board. Joanne and Bob have been working on a new application package. They will go well together.

Adjournment: 7:08 pm.

Respectfully Submitted,
Joanne Broderick
Planning Board Secretary