

BOROUGH OF SOUTH PLAINFIELD PLANNING BOARD AGENDA

December 8, 2020

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, 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:**

5. **Resolutions:**

A. Case #796 – Bridgepoint South Plainfield, LLC

Block 284; Lot 18: M-3 Zone
602 New Market Avenue

The Applicant had requested *Preliminary and Final Site Plan* to construct a 189,059 square foot warehouse which includes a 9,000 square foot office space.

6. **Current Files:**

7. **Informal Hearings:**

8. **Public Hearings:**

A. Case #20-02 - Hawkeye Development Company

Block 95; Lot 2.01; R-15 Zone
3105 Park Avenue / Whispering Hills Road

The applicant is requesting a *Major Subdivision – four (4) lots*.
Carried from October 27, 2020.

B. Case #19-01 – 2602 Deerfeidl, LLC

Block 48; Lot 3; R-7.5 Zone
1703 Kenyon Avenue

The applicant is requesting *Minor Subdivision* approval that requires the following variances. Lot Area: Required 7,500 square feet – Proposing (B) 7,052 square feet – Variance 448 square feet --- Lot Width: Required 75' – Proposing (A) 59.84' & (B) 53' – Variance (A) 15.16' & (B) 22' --- Front Yard Setback: Required 30' – Proposing (A) 15' & (B) 29.94' – Variance (A) 15' & (B) .06' --- Side Yard Setback: Required 8' – Proposing (B) 2.92' – Variance 5.08' --- Rear Yard Setback: Required 20' – Proposing (A) 15.01' – Variance 14.99' --- Lot Coverage: Maximum 25% - Proposing (A) 35.82% & (B) 44% - Variance 10.82% & 19%.

9. **Old Business:**

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10. Committee Reports:

- a. Street Naming Committee - Bob Ackerman
- b. Environmental Committee - Rich Houghton & Bryan Bythell
- c. Council Report – President Derryck White
- d. Mayoral Updates - Mayor Anesh

11. Minor Site Plan:

Steris Isomedix Services Inc – 3459 South Clinton Avenue – South Plainfield – New Jersey – Block: 447 Lot 2.03 – M-3 Zone. Requested a 378 square foot addition to house new air filtration system which will contain five (5) filtration units. Meets requirements of a minor site plan. Administratively Approved by Zoning Officer.

12. New Business:

13. Correspondence:

- Pedestrian Hybrid & Rapid Flashing Beacon – Freehold Soil Certificate Letter
- NJDEP Letter of Interpretation, Regulatory Line Verification – Park Avenue Treatment Plant Upgrade – Middlesex Water Company
- JVTR Investments, LLC – 3601 South Clinton Avenue – Subdivision and Site Plan Application – Middlesex County – Department of Transportation

14. Audience Comments—other than agenda items:

15. Executive Session:

16. Adjournment: