

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

April 2, 2024

## PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE

1. **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 Star Ledger and The Courier News and providing the same to the Borough.
2. **Board Policy**: It is the Policy of the Borough of South Plainfield's Zoning Board of Adjustment not to hear any new cases after 10:00 pm and no new witnesses after 10:30 pm.
3. **Roll Call**:
4. **Minutes**:
5. **Resolution(s)**: None.
6. **Hearing(s)**:

Homeowner:

**A. Case #03-23 – Juliana Sacabio  
Block 263: Lot 4: R 7.5 Zone  
1112 Maple Avenue**

The applicant is requesting a Secondary front yard setback variance to enlarge the kitchen of the existing home.

Required – 30' Existing - 16.9' Requesting – 14.1' Variance – 15.9'

Commercial:

**B. Case #03-23 – New York SMSA LP  
Block 101: Lot 1.01: OBC1 Zone  
2002 Park Ave**

The applicant is requesting a use and height variance as well as preliminary and final site plan approval to construct a wireless communications facility which includes a 103 ft tall monopole antenna. The applicant is also seeking a side yard variance to relocate a dumpster pad.

*(Carried from February 6, 2024)*

*(Applicant has requested to carry to a later date)*

7. **Informal Hearings**: None.
8. **Old Business**: None.
9. **Correspondence**: None.
10. **Executive Session**: None.
11. **Adjournment**: