

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA**

May 7, 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):**
6. **Hearing(s):**

Homeowner:

- A. Case #07-24 – Deborah Starr  
Block 40: Lot 1: R-15 Zone  
411 Rahway Avenue**

The applicant is requesting a variance to construct a pool house as an accessory structure in the rear yard.

- B. Case #08-24 – Angelica Jimenez  
Block 231: Lot 17: R 7.5 Zone  
132 South Avenue**

The applicant is requesting a variance to build an oversized shed at 12'X24'.  
Maximum – 200 sq. ft. Requesting – 288' sq. ft. Variance – 88 sq. ft.

- C. Case #09-24 – Walter Thompson  
Block 46: Lot 27: R 7.5 Zone  
1801 Wickford Road**

The applicant is requesting a variance to build an addition to their existing 24'X24' detached garage.  
Maximum – 576 sq. ft. Requesting – 960 sq. ft. Variance – 384 sq. ft.

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Commercial:

- D. Case #022-23 – 1202 New Market Ave. V1, LLC  
Block 284: Lot 5& 10.01: M-3 Zone  
1202 New Market Ave**

The applicant is requesting *use variance, and Preliminary and Final Site Plan* approval for outdoor storage for vehicles.

(Carried from March 5, 2024)

(Applicant has requested to carry to a later date)

- E. Case #04-23 – M&L Borruso, LLC (Meineke)  
Block 473: Lot 1: OBC-3 Zone  
4527 Stelton Road**

The applicant is requesting a use variance as well as preliminary and final site plan to construct a 4,400 sq ft automotive service facility.

7. **Informal Hearings:** None.

8. **Old Business:** None.

9. **Correspondence:** None.

10. **Executive Session:** None.

11. **Adjournment:**