

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
AUGUST 25, 2011**

1. Roll Call and 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 Home News Tribune 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 witness after 10:30 pm.

3. Minutes: August 11th, 2011 Meeting.

4. Resolutions:

- A. Case # 32-10—R & D Auto Body & Towing
Block 284; Lot 18; M-3 Zone
602 New Market Avenue

Mrs. Campagna made the motion, seconded by Mr. White, to DENY the applicant's request to expand a non-conforming use. Those in Favor of the denial: Eichler, Campagna, Miglis and Leonardis. Those in Favor of the approval: White, Kaplan and Gustafson.

- B. Case # 11-11—JH Reid, General Contractor
Block 472; Lot 7.03; M-3 & OBC-3 Zones
3230 Hamilton Blvd.

Mr. White made the motion, seconded by Mr. Miglis, to grant the applicant's request for the expansion of the non-conforming use and preliminary and final site plan approvals subject to additional voluntary conditions. Those in Favor: White, Kaplan, Furino, Campagna, Gustafson, Miglis and Leonardis.

- C. Case # 18-11—Michael Buteas
Block 136; Lot 14; R-75 Zone
1260 South 11th Street

Mr. Kaplan made the motion, seconded by Mr. Furino, to grant the applicant's request for (2) bulk variances in order to erect an add-a-level, garage, porch and deck subject to additional voluntary conditions. Those in Favor: White, Kaplan, Furino, Campagna, Gustafson and Leonardis. Those Opposed: Miglis.

5. Hearings:

- A. Case # 20-11—Joseph Falcone

Block 220; Lot 6; R-75 Zone
330 Clinton Place

The applicant is requesting permission to erect a deck: requires 8' side yard setback, 5'9" proposed and a lot coverage variance @ 26.5% proposed, 25 % is allowed.

B. Case # 22-11—Giovanni & Marta Leonardis
Block 427; Lot 12; OBC-1 Zone
1302 Hamilton Blvd.

The applicant is requesting to permission to add onto an existing garage, requires (4) bulk variances: secondary front yard setback, size allowance, rear yard setback and height maximum.

C. Case # 24-11—Martin & Yvonne Sacci
Block 415; Lot 10.01; R-10 Zone
2044 Sims Place

The applicant is requesting permission to keep an existing above ground pool in its' present location, encroaching into the secondary front yard setback by 9'9".

D. Case # 23-11—Stilo Excavating
Block 308; Lot 37; M-3 Zone
3005 Anderson Street

The applicant is requesting permission to erect a 5,000 sq. ft. building to house contracting equipment.

E. Case # 1-11—Sanjay Patel * Bifurcated application.
Block 298; Lot 4; M-3 Zone
2100 So. Clinton Avenue

The applicant is requesting permission for an auto repair/mechanic's garage and site plan approval.

- Last heard @ the 6/9/11 Meeting.*

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: