

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
OCTOBER 27, 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: October 13, 2011 Meeting.
  
4. Resolutions: (4) \* To be provided under separate cover.\*
  - A. Case # 1-11—Sanjay Patel  
Block 298; Lot 4; M-3 Zone  
2100 S. Clinton Avenue  
Mr. White made the motion, seconded by Mr. Miglis, to approve the applicant's request for preliminary and final site plan approval and an EIS waiver subject to additional voluntary conditions. Those in Favor: Campagna, Furino, White, Gustafson, Kaplan, Miglis and Leonardis.
  
  - B. Case # 31-11—Feijun Wang  
Block 118; Lot 3; R-10 Zone  
421 Walter Street  
Mr. White made the motion, seconded by Mr. Furino, to allow the applicant to leave an existing fence in its' present location subject to additional voluntary conditions. Those in Favor: Campagna, Furino, Gustafson, Kaplan, White, Miglis and Leonardis.
  
  - C. Case # 32-11—Ana Argueta  
Block 190; Lot 1; R-10 Zone  
207 Cedarbrook Avenue  
Mr. White made the motion, seconded by Mrs. Campagna, to allow the applicant to keep an existing fence in its' present location subject to additional voluntary conditions. Those in Favor: Campagna, Furino, Gustafson, Kaplan, White, Miglis and Leonardis.
  
  - D. Case # 19-11—Five Guys Burgers & Fries  
Block 528; Lot 46.27; OBC-3 Zone  
5020 Hadley Center Drive

Mr. Miglis made the motion, seconded by Mr. Gustafson, to dismiss this application without prejudice subject to additional voluntary conditions. Those in Favor: Campagna, Furino, Gustafson, White, Kaplan, Miglis and Leonardis.

**5. Hearings:**

- A. Case # 16-11—A.S. Mundy, LLC.  
Block 304; Lot 5.01; M-3 Zone  
2401 Roosevelt Avenue

The applicant is requesting approvals for vehicle storage, landscape contractor storage and residential use.

- B. Case # 30-11—TFB Trucking, LLC.  
Block 468; Lot 4; M-3 Zone  
90 Tyler Place

The applicant is requesting a use variance and site plan approval for the construction of a 3,000 sq. ft. building to be used as a garage and for truck storage.

**6. Informal Hearings:**

**7. Old Business:**

**8. New Business:**

**9. Correspondence:**

**10. Executive Session:**

**11. Adjournment:**