

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
SEPTEMBER 8, 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 25th, 2011 Meeting.

4. Resolutions:

- A. Case # 20-11—Joseph Falcone  
Block 220; Lot 6  
330 Clinton Pl.

Mr. Miglis made the motion, seconded by Mr. Gustafson, to grant the applicant's request for a a side yard setback and lot coverage variance in order to erect a landing/platform. Those in Favor: Furino, Gustafson, Kaplan, White, Campagna, Miglis and Leonardis.

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

Mr. White made the motion, seconded by Mrs. Campagna, to allow the applicant the addition of a garage subject to additional voluntary conditions. Those in Favor: Eichler, Furino, Gustafson, Kaplan, White, Campagna and Miglis.

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

Mr. Gustafson made the motion, seconded by Mr. Kaplan, to allow the applicant to leave an above ground pool in the secondary front yard setback on Lexington Avenue subject to additional voluntary conditions. Those in Favor: Furino, Gustafson, Kaplan, White, Campagna, Miglis and Leonardis.

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

Mr. Kaplan made the motion, seconded by Mr. White, to grant the applicant's request to erect a 5,000 sq. ft. pole barn subject to additional voluntary conditions. Those in Favor: Eichler, Kaplan, White, Furino, Gustafson, Miglis and Leonardis.

5. **Hearings:**

- A. Case # 25-11—Joseph G. Zekas  
Block 77; Lot 14; R-75 Zone  
2410 Linden Avenue

The applicant is requesting permission to allow a 21' above ground pool to encroach into the secondary front yard setback East Crescent Pkwy. 30' required, 10' proposed.

- B. Case # 26-11—Rita Siegel  
Block 160; Lot 1; R-10 Zone  
137 Ivy Street

The applicant is requesting permission to allow an existing wood shed to remain in the side yard @ 3 ½ ft.; 5' is allowed.

- C. Case # 27-11—Keith Dziombak  
Block 282; Lot 50.04  
5 Trista's Way

The applicant is requesting permission to erect a 952 sq. detached garage with a lot coverage variance as well.

- D. Case # 28-11—Andrew Bohl  
Block 45; Lot 4  
1702 S. Central Ave.

The applicant is requesting permission to erect a portico into the secondary front yard setback on Rahway Avenue.

- E. Case # 29-11—EE Cruz & Company, Inc.  
Block 390; Lot 4; M-3 Zone  
165 Ryan Street

The applicant is requesting a temporary use permit for the placement of (2) office trailers.

- F. Case # 19-11—Five Guys Burgers & Fries  
Block 528; Lot 46.27; Qual. #C0006  
5020 Hadley Center Drive

The applicant is requesting permission to erect an outdoor dining area.

6. **Informal Hearings:**

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: