

**BOARD OF SOUTH PLAINFIELD
BOARD OF ADJUSTMENT AGENDA
OCTOBER 16, 2012 @ 7 pm.**

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: None
4. Resolutions: (2) TOTAL: * To be provided under separate cover *

- A. Case # 14-120 Moon Builders
Block 3; Lot 7; R-10 Zone
Meister Street

Mr. Gustafson made the motion, seconded by Mrs. Campagna, to grant the applicant's request for the erection of a single family residential dwelling subject to additional voluntary conditions. Those in Favor: Campagna, Bonanno, Gustafson, Hughes, Eichler, Kaplan and Miglis.

- B. Case # 16-110 A.S. Mundy, LLC.
Block 304; Lot 5.01; M-3 Zone
2401 Roosevelt Avenue

Mr. Kaplan made the motion, seconded by Mr. Hughes, to dismiss the above stated application without prejudice. Those in Favor: Campagna, Bonanno, Gustafson, Hughes, Eichler, Kaplan and Miglis.

5. Hearings: (5) Total:

- A. Case # 18-120 Jaime Grubesich
Block 151; Lot 6; R-7-5 Zone
601 Harrison Avenue

The homeowner is requesting approval to erect a fence on her corner lot; this request is in violation of Section 508 of the Borough of South Plainfield fence requirement.

- B. Case # 20-120 Chandresh Mody
Block 254.01; Lot 13; R-10 Zone
31 O'Loughlin Drive

requesting approval to erect a porch; whereas a 30ø
required; 25ø is proposed.

- C. Case # 39-096 Omni Construction * Bifurcated *
Block 388; Lot 7.01; M-3 Zone
446 Hollywood Avenue

* Applicant info. was sent in the 9/28/12 agenda packet *

The applicant is requesting permission for site plan approval; a use
variance for a contractor's storage yard was granted on: 6/10/2010.

- D. Case # 15-126 Michael Socha
Block 404.03; Lot 1.01; R-10 Zone
Harvard Avenue and St. John's Place

The applicant is requesting approval to erect a new single family
residential dwelling; (2) bulk variances are requested as well.

- E. Case # 21-116 Peter Ganiaris
Block 284; Lots: 19 & 24; M-3 Zone
512 New Market Avenue

The applicant is requesting approvals for a landscape vehicle and
equipment storage yard and site plan in addition to several waivers and bulk
variances.

6. Informal Hearings:

7. Old Business: 1. Need to appoint (3) ZBOA members to work in conjunction with (3)
Planning Board members for the newly formed Annual Report Committee.
2. Discuss whether zoning permits shall be required for homeowners requesting fencing
approvals.

8. New Business:

9. Correspondence: A vote will be required to dismiss an application without prejudice.
ZBOA # 5-12.

The applicant is Greg Leursen, d/b/a My Guy Auto Repair. Block 284, Lot 4; M-3
Zone. 1224-1226 New Market Avenue.

10. Executive Session:

11. Adjournment: