

**BOARD OF SOUTH PLAINFIELD  
BOARD OF ADJUSTMENT AGENDA  
SEPTEMBER 24, 2013 @ 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: 1<sup>st</sup> (3) are in the agenda packet; last one: Stealth, will be provided under separate cover\*\*
  - A. Case # 28-130 Larry Roibal  
Block 121; Lot 3; R-10 Zone  
1915 Maple Avenue  
Mr. Bonanno made the motion, seconded by Mr. Miglis, to grant the applicant's request for a pergola over his patio and to keep an existing shed in the front setback subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna Bonanno, Eichler and Hughes.
  - B. Case # 30-130 Cheryl Kelly  
Block 44; Lot 4; R-7.5 Zone  
1703 Plainfield Avenue  
Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request to keep an existing shed in the front yard setback subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno, Eichler and Hughes.
  - C. Case # 35-130 Sandy Cassio  
Block 379; Lot 11; R-10 Zone  
815 Delmore Avenue  
Mrs. Eichler made the motion, seconded by Mr. Miglis, to grant the applicant's request to erect a single family dwelling subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno, Eichler and Hughes.
  - D. Case # 27-130 Stealth Athletics  
Block 454; Lots 5 & 7; M-3 Zone

Parker Avenue  
the motion, seconded by Mrs. Eichler, to grant the  
applicant's request to occupy a space to train physical fitness instructors and  
for physical fitness classes to be conducted subject to additional voluntary  
conditions. Those in Favor: Leonardis, Campagna, Bonanno, Eichler,  
Gustafson and Hughes.

5. Hearings: (4) Total:

- A. Case # 32-130 Anne-Marie Howarth  
Block 12; Lot 44; R-7.5 Zone  
919 Tompkins Avenue  
The homeowner is requesting permission to permit a paved area closer  
than 5 ft. to the property line. \* Info. was in the 9/10/13 agenda packet.\*\
- B. Case # 33-130 Vincent DeFillipo  
Block 249; Lot 88; R-10 Zone  
6 Celentano Ct.  
The homeowner is requesting permission to erect an addition.
- C. Case # 36-130 Philip DeFort  
Block 157; Lot 17; R-7.5 Zone  
2051 Greenwich Street  
The homeowner is requesting permission to erect a porch landing.
- D. Case # 34-130 Bosch Tools/ Kennedy Montrose, LLC.  
Block 420; Lot 26; M-3 Zone  
3601 Kennedy Road  
The applicant is requesting permission to lease 6250 sq. ft. and operate a  
small retail area 554 sq. ft. for the service of their tools.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: