

**BOARD OF SOUTH PLAINFIELD
BOARD OF ADJUSTMENT AGENDA
JANUARY 15, 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: Meetings of: October 2nd , October 16th & November 20th, 2012
4. Resolutions: (4) TOTAL: * To be provided under separate cover *

A. Case # 5-12ô Gregory Luersen
Block 284; Lot 4; M-3 Zone
1224-1226 New Market Avenue

The applicant requested that this application be dismissed without prejudice.

B. Case # 15-12ô Michael Socha
Block 284; Lot 1.01; R-10 Zone
Harvard Avenue & St. John's Place

Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request to erect a new (2) story single family dwelling subject to additional voluntary conditions. Those in Favor: Campagna, Bonanno, Gustafson, Kaplan, Eichler, Miglis and Leonardis.

C. Case # 22-12ô National Realty dba: Dick's Sporting Goods
Block 528; Lot 67; OBC-3 Zone
4999 Stelton Road

Mr. Miglis made the motion, seconded by Mrs. Eichler, to grant the applicant's request in order to raise the front façade of the existing building and to mount signage subject to additional voluntary conditions. Those in Favor: Campagna, Bonanno, Gustafson, Kaplan, Eichler, Miglis and Leonardis.

D. Case # 16-12ô Fischer Bros.
Block 401; Lots: 3.01 & 4; M-3 & R-10 Zones
2225 Hamilton Blvd.

Mr. Gustafson made the motion, seconded by Mr. Miglis, to grant the applicant's request for a use variance and site plan approval in order to use

existing garage & shop for auto & truck repair. Those in
anno, Gustafson, Kaplan, Eichler, Miglis and

5. Hearings: (6) Total:

- A. Case # 21-120 Vivek Patel
Block 282; Lot 51.06; R-10 Zone
10 Tristaf Way

The homeowner is requesting permission for a 22' front yard setback in order to erect an addition, 30' is required. * Info. In 12/4/12 agenda packet

- B. Case # 21-110 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.

- C. Case # 39-09/S/U/V0 Omni Construction * Bifurcated *
Block 388; Lot 7.01; M-3 Zone
446 Hollywood Avenue

The applicant is requesting site plan approvals for a contractors storage yard and (1) family residence.

- D. Case # 17-120 Champak & Seetal Patel
Block 301; Lot 4; M-3 Zone
2280 So. Clinton Ave.

The applicant is requesting a use variance so that he may sell used automobiles on a portion of the property.

- E. Case # 19-120 US Truck Parts
Block 420; Lot 11.031; M-3 Zone
231 St. Nicholas Avenue

The applicant is requesting permission to expand the servicing and repair aspect of the site.

- F. Case # 51-060 EES Realty, LLC.
Block 308; Lot 18; M-3 Zone
1301 New Market Avenue

The applicant is requesting amended final major site plan approval for revisions to the previously approved plans and the elimination of the (1) story metal building, additionally, an antenna is proposed on the existing radio tower.



*Your complimentary
use period has ended.
Thank you for using
PDF Complete.*

[*Click Here to upgrade to
Unlimited Pages and Expanded Features*](#)

6. Informal Hearings.
7. Old Business:
8. New Business:
9. Correspondence:
10. Executive Session:
11. Adjournment: