

**BOROUGH OF SOUTH PLAINFIELD
BOARD OF ADJUSTMENT AGENDA**

FEBRUARY 4, 2014 @ 7 pm.

Please stand for the Pledge of Allegiance

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 Courier News 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: (2) Sets: September 24th & October 1st, 2013 Meetings * Was in the 1/21/14 agenda packet *
4. Resolutions: (1) Attached: Was in the 1/21/14 agenda packet*
 - A. Case # 39-136 Brews Bros. Café, LLC.
Block 528.01; Lot 45.01; M-2 Zone
50 Cragwood Road
Mr. Bonanno made the motion, seconded by Mrs. Campagna, to approve the applicant's request for a use variance & waiver of site plan in order to erect a coffee kiosk in an existing office building subject to additional voluntary conditions. Those in Favor: Miglis, Campagna, Bonanno, Gustafson, Kaplan, Eichler & Hughes.
5. Hearings: (3) Total:
 - A. Case # 1-146 James Gustafson
Block 404.04; Lot 1.04; R-10 Zone
516 Kosciusko Avenue
The homeowner is requesting permission to erect a new single family dwelling, this will require (2) bulk variances, a front setback & pavement closer than 5 ft. to the property line.
 - B. Case # 40-136 Sukhadia's
Block 254; Lot 1.01; M-3 Zone
124 Case Drive
The applicant is requesting approvals to renovate the interior of an existing building for a banquet hall. * Bifurcated application.
This application will be carried to the March 4th meeting.**



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W. K. Abrams, Esq. to be sent**

C. Case # 41-150 McDonalds

Block 524; Lot 4.01; OPA-1 Zone

Durham & Bushwick Avenue

The applicant is requesting approvals for a fast food restaurant with a drive-thru. facility on an existing vacant lot. * Bifurcated application.

* Information was in the 1/21/14 agenda packet*

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: