

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

March 5, 2024

## PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE

1. **Open Public Meetings Act.** This meeting is being held in accordance with the Open Public Meetings Act by posting a notice to The Observer, The Star Ledger 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 witnesses after 10:30 pm.
3. **Roll Call:**
4. **Minutes:**
5. **Resolution(s):** None.
6. **Hearing(s):**

Homeowner:

- A. **Case #01-24 – Gary Vesce and Laura Popik  
Block 67: Lot 10: R-10 Zone  
2133 Audubon Avenue**

The applicant is requesting a *Rear Yard Setback* variance and *lot coverage* variance for an addition.  
*Required – 20' Proposed – 18' Variance – 2'*  
*Required – 2,500 sq. ft. (25%) Proposed – 2,767 sq. ft. Variance – 267 sq. ft.*

Commercial:

- A. **Case #21-23 – 1202 New Market Ave. V1, LLC  
Block 284: Lot 5&10.01: M-3 Zone  
1202 New Market Ave**

The applicant is requesting a *use variance*, and *Preliminary and Final Site Plan* approval for outdoor storage for vehicles. (Carried from November 21, 2023)

- B. **Case #22-23 – 40 Cragwood Road Property LLC  
Block 528.01: Lot 47: M-2 Zone  
40 Cragwood Road**

The applicant is requesting a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a 300,000-square-foot warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements.  
(Request to carry to April 2, 2024)

7. **Informal Hearings:** None.
8. **Old Business:** None.
9. **Correspondence:** None.
10. **Executive Session:** None.
11. **Adjournment:**