

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 20, 2016

## 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 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**: December 6, 2016
5. **Resolution(s)**: (2)

**A. Case #11-16 -- A-Tech Landscape Design Inc.  
Block 294: Lot 1: M-3 Zone  
1525 New Market Avenue**

The applicant had requested a Preliminary and Final Site Plan with Use Variance – Bifurcated Use Only.

**B. Case # 6-16 -- Peak Equipment, LLC  
Block 284: Lots 19 & 24: M-3 Zone  
512 New Market Avenue & Dover Place**

The applicant had requested Preliminary and Final Site Plan with Bulk and Use Variances – Bifurcated Use Only.

6. **Hearing(s)**: (2 residential & 1 commercial application)

**A. Case #19-16 -- Vanessa Londono  
Block 147: Lot 13.01: R-7.5 Zone  
1554 Dumont Avenue**

The applicant is requesting a use and bulk variance.

**B. Case #20-16 -- Steven Van Der Werf  
Block 167: Lot 27: R-7.5 Zone  
538 Franklin Avenue**

The applicant is requesting front yard setback – expansion of a non-conforming structure. Required – 30'. Existing – 25.51'. Proposed – 19.56'.

**C. Case # 6-16 -- Peak Equipment, LLC  
Block 284: Lots 19 & 24: M-3 Zone  
512 New Market Avenue & Dover Place**

The applicant is requesting Preliminary and Final Site Plan with Bulk and Use Variances – Bifurcated Preliminary and Final Site Plan.

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