

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
August 18, 2020

**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 Courier News, The Star Ledger 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**: None
5. **Resolution(s)**: None
6. **Hearing(s)**:

**A. Case #05-20 – PSE&G  
Block 256: Lot 1: M-3 Zone  
333 Hamilton Boulevard**

The applicant is requesting a *Temporary Use* variance to store monopoles and supporting office trailers for 24 months. Adjourned from July 21, 2020.

**B. Case #36-18 -- All Seasons Sports Academy, LLC  
Block 476: Lot 3: M-3 Zone  
2700 Hamilton Boulevard**

The applicant is requesting *an expansion of the Use Variance and Site Plan Approval* to construct a multipurpose recreational field and additional parking.

**C. Case #36-18 -- 1335 Associates LLC  
Block 3: Lot 29: OBC-1 Zone (Overlay)  
1335 West 7<sup>th</sup> Street**

The applicant is requesting a Preliminary and Final Site Plan with a Use Variance to construct a 3 story mixed use building - First floor retail – Second and third floor twelve (12) apartments in total that require variances.

**Bifurcated** application – Use Variance approved June 6, 2020. Variances being requested: *Front Yard Setback*: Required 15' – Proposing 3.82' – Variance 11.18'; *Impervious Coverage*: Maximum 80% - Proposing 80%; *Density*: Maximum 6 residential units – Proposing 12 residential units – Variance 6 residential units; Parking: Required 35 spaces – Proposing 22 – Variance 13.

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