

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

February 4, 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:** October 15, 2019, December 3, 2019, December 17, 2019
5. **Resolution(s):**

- A. **Case #04-16 -- Robert Cusick**
Block 311: Lot 9: R-10 Zone
1055 New Market Avenue

The applicant requested a Preliminary and Final Minor Site Plan with Use & Bulk Variances.

6. **Hearing(s):** (1 Commercial)

- A. **Case #17-19 -- Lucas Grzech**
Block 60: Lot 32.02: OBC-1 (R 7.5) Zone
Redding Avenue

The applicant is requesting to construct a 2,163 square foot single family home with a loft that requires the following bulk variances. Lot Area: Required 7,500 sq. ft. – Proposing 5,150 sq. ft. – Variance 2,350 sq. ft.; Lot Width: Required 75' – Proposing 50' – Variance 25'; Front Yard Setback: Required 30' – Proposing 25.8' – Variance 4.2'; Building Coverage: Required (25%) 1,303 sq. ft. - Proposing 1,302 square feet - Variance 1 sq. ft.. Previously heard on December 3, 2019 and January 7, 2020.

- B. **Case #01-20 -- Marc Della Ventura**
Block 183: Lot 6: R-10 Zone
309 Manning Avenue

The applicant is requesting to construct an 18' X 30' single story addition that requires the following variances: Front Yard Setback: Required 30' – Requesting 24.9' – Variance 5.1'; Second Front Yard Setback (Corner Lot): Required 30' – Requesting 16' – Variance 14'.

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**C. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard**

The applicant is requesting a *Preliminary and Final Site Plan* with *Use and Bulk Variances* to construct a 10,300 square foot retail building and 55,237 square foot warehouse. Previously heard on December 3, 2019 and January 7, 2020.

**D. Case #02-19 – Joseph Penyak, Jr.
Block 332: Lot 13: M-3 Zone
309 Pulaski Street**

The applicant is requesting a use variance for a contractor's storage yard. Previously heard on December 17, 2019.

**E. 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.

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