

**ZONING BOARD OF ADJUSTMENT  
BOROUGH OF SOUTH PLAINFIELD**

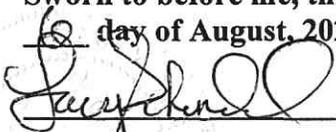
**STATE OF NEW JERSEY  
COUNTY OF MIDDLESEX**

**AFFIDAVIT OF SERVICE**

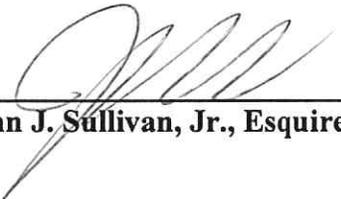
John J. Sullivan, Jr., Esquire, of full age, being duly sworn according to law, deposes and says, that he maintains offices at 495 Union Avenue, in the Borough of Middlesex, and State of New Jersey, that he is the attorney for the applicant in a proceeding before the Zoning Board of Adjustment, Middlesex County, New Jersey, and relates to premises located at Lot 3 in Block 476, South Plainfield, New Jersey, that he gave notice of this proceeding to each and all of the owners of property affected by said application, in the required form, in the manner provided by law on July 29, 2020. A true copy of the notice (Exhibit "A") and the names and addresses of those notified (Exhibit "B") are attached to this affidavit. Copies of the mailing receipts are attached as Exhibit "C" and original proof of publication is attached as Exhibit "D."

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Sworn to before me, this  
6 day of August, 2020



LACEY M. SCHENDEL  
A Notary Public of New Jersey  
My Commission Expires October 23, 2020

  
\_\_\_\_\_  
John J. Sullivan, Jr., Esquire

# **EXHIBIT “A”**

**NOTICE OF PUBLIC HEARING  
BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT**

**NOTICE** is hereby given that All Seasons Sports Academy, LLC has applied to the Zoning Board of Adjustment of the Borough of South Plainfield for preliminary and final site plan approval to: a) install two (2) recreation playing fields in the rear of the property; b) to install 35 additional parking spaces; c) to install an emergency access drive; and d) to install landscaping. The applicant seeks bulk variance approval for number of parking spaces whereas 302 are required, 120 are existing and 155 are proposed. The applicant also seeks use variance approval pursuant to NJSA 40:55-70 d (2) to expand a non-conforming use. In addition, the applicant is requesting variance/waiver approval with regard to any other matters deemed appropriate or necessary by the Board.

The property in question is located at:

**Block: 476                      Lot(s): 3**

**Street Address: 2700 Hamilton Boulevard, South Plainfield, New Jersey**

**NOTICE IS HEREBY GIVEN**, in compliance with the provisions of the New Jersey Open Public Meetings Act, the Zoning Board of Adjustment of the Borough of South Plainfield, County of Middlesex, State of New Jersey, will hold a Public Meeting on Tuesday, August 18, 2020 with regard to this application at 7:00 p.m.

Due to the Covid-19 public health emergency, the regularly scheduled Land Use Board public meeting will be conducted electronically and/or by telephone. Members of the public who wish to participate in the meeting may do so telephonically or by computer:

The files and documents pertaining to this appeal are available for public view on the Borough website ([www.southplainfieldnj.com](http://www.southplainfieldnj.com) – Zoning Board of Adjustment tab). Any interested party may appear at the virtual hearing and present any objections to granting the relief requested.

Pursuant to the provisions of N.J.S.A. 10:4-8(b), this meeting will be held by means of the use of electronic communications equipment whereby formal action by the Planning Board will take place. Due to the COVID-19 pandemic, no members of the public shall be permitted to physically attend the meeting. The Borough is using this format in an effort to mitigate the chance of exposure to COVID-19 as part of the Borough's ongoing effort to slow the rate of transmission. The public is invited to attend the meeting electronically by following the below instructions:

1. Open Web Browser: Internet Explorer, Microsoft Edge or Chrome.
2. IPAD must have IOS 10.0 or better.

Type in the following, <https://boroughofsouthplainfield.my.webex.com>

3. Press *Enter*.
4. Join meeting by entering the code, **126 663 1990**. Press *Enter*.
5. Click '**Join Meeting**' or click on the arrow at the end of the green box.
6. If click on arrow, there is a choice to use browser or download the software (desktop app).  
**NOTE:** *By downloading the desktop app, you will have the option to virtually raise hand only at such time the Chairman opens the floor for public comment*
7. Make choice, then click on '**Join Meeting**'.
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Individuals calling in or connecting via streaming video will be able to fully participate in the meeting, including public comment. All interested parties will be heard for the purposes of stating arguments against or in favor of the application.

**TAKE FURTHER NOTICE**, that this meeting shall be open to the Public but a portion of this meeting may be closed to the Public, under the applicable portions of the New Jersey Open Public Meetings Act. FORMAL ACTION MAY BE TAKEN.

By Order of the Zoning Board of Adjustment  
Borough of South Plainfield

Vastola & Sullivan

**Dated:** July 24, 2020

**By:** John J. Sullivan, Jr., Esq. /s/  
**John J. Sullivan, Jr., Esq.**  
**Attorney for the Applicant**  
**495 Union Avenue, Suite 2D**  
**Middlesex, New Jersey 08846**  
**(732) 560-0888**

## **EXHIBIT "B"**



# BOROUGH OF SOUTH PLAINFIELD

Owners of property within 200 feet of **2700 Hamilton Boulevard** **476** **3**  
 Applicants Location Block Lot

Block	Lot	Owner	Address
445	10.01	200 St. Nicholas Ave. LLC	Location: 200 St. Nicholas Avenue Mailing: 1260 Centennial Avenue Piscataway, NJ 08854
445	10.02	220 St. Nicholas Ave. LLC	Location: 220 St. Nicholas Avenue Mailing: 1243 Route 22 Mountainside, NJ 07092
445	10.03	Allen 230 Associates LLC	Location: 230 St. Nicholas Avenue Mailing: 230 St. Nicholas Avenue South Plainfield, NJ 07080
476	1	MRK Realty LLC	Location: 2624 Hamilton Boulevard Mailing: 2624 Hamilton Boulevard South Plainfield, NJ 07080
476	1.03	2624 Hamilton Owners, LLC	Location: 2624 Hamilton Boulevard Mailing: 2624-A Hamilton Boulevard South Plainfield, NJ 07080
476	4	IHB Associates LLC	Location: 2780 Hamilton Boulevard Mailing: 477 Colonial Road Ridgewood, NJ 07450
476	5	2800 Hamilton Blvd., Inc.	Location: 2800 Hamilton Boulevard Mailing: 2800 Hamilton Boulevard South Plainfield, NJ 07080
476	6	Komatsu America Corp.	Location: 2820 Hamilton Boulevard Mailing: 2240 Bethlehem Pike Hatfield, PA 19440
535	9.01	JSM Holdings @ South Plainfield, LLC	Location: 2901 Hamilton Boulevard Mailing: 1260 Stelton Road Piscataway, NJ 08854
535	10.01	Scott DelVecchio	Location: 2801 Hamilton Boulevard Mailing: 2801 Hamilton Boulevard South Plainfield, NJ 07080
535	11	D & H Holdings LLC	Location: 2709 Hamilton Boulevard Mailing: 2709 Hamilton Boulevard South Plainfield, NJ 07080
535	12	R&E Investors / R. Bengivenga	Location: Hamilton Boulevard (Land Only) Mailing: 133 South Plainfield Avenue South Plainfield, NJ 07080
535	13	B Bengi LLC	Location: Hamilton Boulevard (Land Only) Mailing: 3112 Woodland Avenue South Plainfield, NJ 07080
538	1	R&E Investors / R. Bengivenga	Location: Hamilton Boulevard (Land Only) Mailing: 133 South Plainfield Avenue South Plainfield, NJ 07080
538	2	Bengi Management LLC	Location: Hamilton Boulevard (Land Only) Mailing: 133 South Plainfield Avenue South Plainfield, NJ 07080



# BOROUGH OF SOUTH PLAINFIELD

Owners of property within 200 feet of 2700 Hamilton Boulevard **476** **3**  
Applicants Location Block Lot

Block	Lot	Owner	Address	
538	3.01	Hamilton Blvd LLC	Location	2601 Easton Boulevard
			Mailing	3 Richard Road Edison, NJ 08820
		County Road	Location	Hamilton Boulevard
			Mailing	See Attached Utilities List
		Conrail - Railroad	Location	
			Mailing	See Attached Utilities List
		Buckeye Pipeline Co.	Location	
			Mailing	See Attached Utilities List
		Utility Easement	Location	
			Mailing	See Attached Utilities List
		Elizabeth Water Company Right of Way	Location	
			Mailing	See Attached Utilities List
		AT & T Company of NJ & NJ Bell Telephone Company Right of Way	Location	
			Mailing	See Attached Utilities List
		Left Blank	Location	
			Mailing	
		Left Blank	Location	
			Mailing	
		Left Blank	Location	
			Mailing	
		Left Blank	Location	
			Mailing	
		Left Blank	Location	
			Mailing	
		<b>***NOTIFY ATTACHED UTILITIES LIST***</b>	Location	
			Mailing	

Names and addresses were taken from records in the Office of the Assessor as of:

7/10/2020  
date

By: Kimberly Ortiz

## Utilities Addendum

The following list is being supplied to the applicants as an accommodation and represents those public utility entities and/or companies and cable television companies known to the municipality. It is not being submitted nor should it be interpreted as a complete list of entities required to receive notice pursuant to the Municipal Land Use Law, which may require title searches to uncover. The applicant who relies upon this list to fulfill the notice requirements of the Municipal Land Use Law does so at their own risk.

Comcast Cable  
2345 US Highway 22 Center  
Union, NJ 07083

Middlesex Water Company  
P.O. Box 1500  
Iselin, NJ 08830

Conrail Corporation  
2001 Market Street  
Law Department, 16<sup>th</sup> Floor  
Philadelphia, PA 19103

Public Service Electric & Gas Co.  
Manager-Corporate Properties  
80 Park Plaza T6B  
Newark, NJ 07102

County Roads:  
Middlesex County Clerks Office  
75 Bayard Street, 4<sup>th</sup> Floor  
New Brunswick, NJ 08901

Highway 287:  
NJ Department of Transportation  
1035 Parkway Avenue  
Trenton, NJ 08625

Plainfield Area Regional Sewage Authority  
200 Clay Avenue  
Middlesex, NJ 08846

Piscataway Township Sewer  
455 Hoes Lane  
Piscataway, NJ 08854

South Plainfield Sewer Utility  
2480 Plainfield Avenue  
South Plainfield, NJ 07080

Texas Eastern Gas Pipeline  
5400 Westheimer Court  
Houston, TX 77056

NJ American Water  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Buckeye Partners, LP  
Five TEK Park  
9999 Hamilton Boulevard  
Breinigsville, PA 18031

MCi Worldcom Network Service  
Attn: National Support/Investigations  
Dept 2855 Loc 642  
2250 Lakeside Boulevard  
Richardson, TX 76082

Sunoco Pipeline LP  
Right of Way Department  
Montello Complex  
525 Fritztown Road  
Sinking Spring, PA 19608

## **EXHIBIT “C”**



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collected on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		Affix Stamp Here <i>(If issued as an international certificate of mailing or for additional copies of this receipt, Postmark with Date of Receipt.)</i>	
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1. 7019 2280 0001 3171 9715	200 St. Nicholas Ave, LLC 1260 Centennial Avenue Piscataway NJ 08854	503.55											
2. 7019 2280 0001 3171 9722	220 St. Nicholas Ave, LLC 1243 Route 22 Mountainside NJ 07092												
3. 7019 2280 0001 3171 9739	Allen 230 Associates LLC 230 St. Nicholas Avenue South Plainfield NJ 07080												
4. 7019 2280 0001 3171 9746	MRK Realty LLC 2624 Hamilton Boulevard South Plainfield NJ 07080												
5. 7019 2280 0001 3171 9753	2624 Hamilton Owners, LLC 2624-A Hamilton Boulevard South Plainfield NJ 07080												
6. 7019 2280 0001 3171 9750	IHB Associates LLC 477 Colonial Road Ridgewood NJ 07405												
7. 7019 2280 0001 3171 9777	2800 Hamilton Blvd, Inc. 2800 Hamilton Boulevard South Plainfield NJ 07080												
8. 7019 2280 0001 3171 9784	Komatsu America Corp. 2240 Bethlehem Pike Hatfield PA 19440												

Total Number of Pieces Listed by Sender: 8  
 Total Number of Pieces Received at Post Office: 8  
 Postmaster's Mark (Name of receiving employee): [Signature]  
 PS Form 3877, April 2015 (Page 1 of 2)  
 Complete in Ink  
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Firm Mailing Book For Accountable Mail

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USPS Tracking/Article Number

Check type of mail or service

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 Certified Mail Restricted Delivery  
 Collect on Delivery (COD)  
 Insured Mail  
 Priority Mail

Priority Mail Express  
 Registered Mail  
 Return Receipt for Merchandise  
 Signature Confirmation  
 Signature Confirmation Restricted Delivery

Addressee (Name, Street, City, State, & ZIP Code™)

Affix Stamp Here  
(If issued as an international certificate of mailing or for additional copies of this receipt).  
Postmark with Date of Receipt.

JUL 29 2020

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
7019 2280 0001 3171 9791	JSM Holdings @South Plainfield LLC 1260 Stelton Road Piscataway NJ 08854	FD3.55											
7019 2280 0001 3171 9807	Scott DeVecchio 2801 Hamilton Boulevard South Plainfield NJ 07080												
7019 2280 0001 3171 9814	D&H Holdings LLC 2709 Hamilton Boulevard South Plainfield NJ 07080												
7019 2280 0001 3171 9821	R&E Investors/R. Bengivena 133 South Plainfield Avenue South Plainfield NJ 07080												
7019 2280 0001 3171 9838	B-Bengi LLC 3112 Woodland Avenue South Plainfield NJ 07080												
7019 2280 0001 3171 9845	Bengi-Management LLC 133 South Plainfield Avenue South Plainfield NJ 07080												
7019 2280 0001 3171 9852	Hamilton Blvd LLC 3-Richard Road Edison NJ 08820												
7019 2280 0001 3171 9869	Comcast Cable 2345 US Highway 22 Center Union NJ 07083												

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required  
Adult Signature Restricted Delivery  
Restricted Delivery  
Return Receipt  
Signature Confirmation  
Signature Confirmation Restricted Delivery  
Special Handling



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JUL 29 2020

USPS Tracking/Article Number	Name and Address of Sender	Check type of mail or service		Postage (Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery												
7019 2280 0001 3171 9876	1. Middlesex Water Company PO Box 1500 Iselin NJ 08830	<input type="checkbox"/>	<input type="checkbox"/>	503.55											
7019 2280 0001 3171 9883	2. Conrail Corporation 2001 Market Street Law Department 16th Floor Philadelphia PA 19103 Public Service Electric & Gas Co. Manager-Corporate Properties 80 Park Plaza 16B Newark NJ 07102	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 9272	3. Middlesex County Clerks Office 75 Bayard Street 4th Floor New Brunswick NJ 08901	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 7827	4. NJ Department of Transportation 1035 Parkway Avenue Trenton NJ 08625	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 7834	5. Plainfield Area Regional Sewage Authority 200 Clay Avenue Middlesex NJ 08846	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 7841	6. Piscataway Township Sewer 455 Hoes Lane Piscataway NJ 08854	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 7858	7. South Plainfield Sewer Utility 2480 Plainfield Avenue South Plainfield NJ 07080	<input type="checkbox"/>	<input type="checkbox"/>												
7019 2280 0001 3171 7855	8. South Plainfield Sewer Utility 2480 Plainfield Avenue South Plainfield NJ 07080	<input type="checkbox"/>	<input type="checkbox"/>												

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit [usps.com/privacypolicy](http://usps.com/privacypolicy).



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Name and Address of Sender

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  - Adult Signature Restricted Delivery
  - Certified Mail
  - Certified Mail Restricted Delivery
  - Collect on Delivery (COD)
  - Insured Mail
  - Priority Mail
  - Priority Mail Express
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  - Signature Confirmation
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7019 2280 0001 3171 7872	Texas Eastern Gas Pipeline 5400 Westheimer Court Houston TX 77056	50355											
7019 2280 0001 3171 7889	NJ American Water 1025 Laurel Oak Road Voorhees NJ 08043												
7019 2280 0001 3171 7896	Buckeye Partners LP Five TEK Park 9999 Hamilton Boulevard Breinigsville PA 18031												
7019 2280 0001 3171 7902	MCI Worldcom Network Service Attn: National Support/Investigations Dept 2855 Loc 642 2250 Lakeside Boulevard Richardson TX 76082												
7019 2280 0001 3171 7919	Sunoco Pipeline LP Right of Way Department Montello Complex 525 Fritztown Road Sinking Spring PA 19608												
7019 2280 0001 3171 7926	Middlesex County Planning Board 75 Bayard Street, 5th Floor New Brunswick, New Jersey 08901												
8.													

## **EXHIBIT “D”**

**AFFIDAVIT OF PUBLICATION**

**Publisher's Fee \$92.88    Affidavit \$35.00**

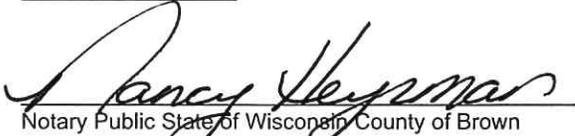
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**STATE OF WISCONSIN**  
**Brown County**

Personally appeared Nicholas Renshaw at County of Brown, State of Wisconsin.

Of the **Courier News**, newspaper printed in Freehold, New Jersey and published in Somerville, In the state of New Jersey and City of Somerville, and of general circulation in Somerset County, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

07/29/2020    A.D 2020

  
Notary Public State of Wisconsin County of Brown

5.15.23  
My commission expires

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

NOTICE OF PUBLIC HEARING  
BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT

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Borough of South Plainfield  
Vastola & Sullivan

Dated: July 24, 2020

By: John J. Sullivan, Jr., Esq. /s/  
John J. Sullivan, Jr., Esq.  
Attorney for the Applicant

495 Union Avenue, Suite 2D  
Middlesex, New Jersey 08846  
(732) 560-0888

(\$92.88)