

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
OCTOBER 7, 2014 @ 7 pm.  
PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE\*\*\***

1. Roll Call and Open Public Meetings Act: This meeting is being held in
2. 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.
  
3. 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 witness after 10:30 pm.
  
4. Minutes: September 2, 2014 Meeting
  
5. Resolutions: (5) Attached:
  - A. Case # 13-14—Keys Real Estate Investment Solutions  
Block 367; Lot 4; R-10 Zone  
613 Delmore Avenue  
Mr. Gustafson made the motion, seconded by Mrs. Eichler, to grant the applicant's request to erect a new home subject to additional voluntary conditions. Those in Favor: Campagna, Eichler, Gustafson, Kaplan & Lemos.
  
  - B. Case # 16-14—Guy Moretti & the Estate of Lawrence Massaro  
Block 404.04; Lot 42; R-10 Zone  
Tremont Avenue  
Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request to erect a new home subject to additional voluntary conditions. Those in Favor: Campagna, Eichler, Kaplan & Lemos.
  
  - C. Case # 20-14—Yum & Chill Restaurant Group/Corner Bakery Café'  
Block 528.01; Lot 46.10; OBC-3 Zone  
6400 Hadley Road  
Mr. Hughes made the motion, seconded by Mrs. Eichler, to grant the applicant's request to allow outdoor seating subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Eichler, Bonanno, Gustafson & Hughes.
  
  - D. Case # 22-14—Thomas & Kristine Nieradka  
Block 124; Lot 11; R-7.5 Zone  
119 Conklin Street

Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request to erect a (2) car garage & covered porch to their home subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Eichler, Gustafson, Bonanno & Hughes.

E. Case # 26-13—Service Tire Truck Center  
Block 446; Lot 1.03; M-3 Zone  
106 Skyline Drive

\* The applicant has requested that this application be withdrawn without prejudice. \* Please note that all of the professional escrow fees have been paid.\*

**6. Hearings: (4) Total:**

A Case # 24-14—Petros Katsingris  
Block 230; Lot 13; R-7.5 Zone  
179 Oak Manor Parkway

The homeowner has requested permission to erect a 200 sq. ft. carport.

B. Case # 27-14—Roy Carryl  
Block 12; Lot 25; R-7.5 Zone  
3 Anna Place

The homeowner has requested permission to erect a 2<sup>nd</sup> floor addition.

C. Case # 23-14—Fischer Group, LLC.  
Block 401; Lots: 3.01 & 4; M-3 Zone  
2225 Hamilton Blvd.

The applicant has requested permission to erect a 2400 sq. ft. building for contractor's storage.

D. Case # 14-14—Dennis Hado  
Block 284; Lot 25; M-3 Zone  
100 Dover Place

The applicant is requesting permission for a use variance to use the premises for a contractor's storage yard.

**6. Informal Hearings:**

**7. Old Business:**

**8. New Business: Adoption of the Annual Report\***

**9. Correspondence:**

**10. Executive Session:**

**11. Adjournment:**