

**BOARD OF SOUTH PLAINFIELD
BOARD OF ADJUSTMENT AGENDA**

MARCH 4, 2014 @ 7 pm.

PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE***

1. Roll Call and 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 witness after 10:30 pm.
3. Minutes: (4) Sets: October 15th, November 7th, December 3rd & December 3rd Executive Session, all 2013.* Attached
4. Resolutions: (5) Attached: Homeowner, commercial & (3) professional appointments.

A. Case # 41-136 McDonald's USA, LLC.* Bifurcated*
Block 524; Lot 4.01; OPA-1 Zone
318 Durham Avenue

Mr. Bonanno made the motion, seconded by Mr. Kaplan, to grant the applicant's request for a use variance in order to operate a fast food restaurant & drive-thru subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno, Gustafson, Kaplan & Eichler.

B. Case # 1-146 James Gustafson
Block 404.04; Lot 1.04; R-10 Zone
516 Kosciusko Avenue

Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request for a front yard setback variance & a variance to allow pavement w/in 5 ft. of the property line for a new single family residential dwelling subject to additional voluntary conditions. Those in Favor: Miglis, Campagna, Bonanno, Eichler, Kaplan, Hughes & Lemos.

*(3) Professional Appointments: Engineer, planner & attorney. Motions & seconds were as follows: Eichler & Campagna for engineer, Eichler & Campagna for planner & Eichler & Campagna for attorney. All in Favor: Leonardis, Campagna, Bonanno, Eichler, Gustafson, Kaplan & Lemos. No one was opposed to the above (3) appointments.

A. Case # 40-150 Suknadiaø

Block 254; Lot 1.01; M-3 Zone
124 Case Drive

The applicant is requesting approvals to renovate the interior of an existing building for a banquet hall. * Bifurcated application.

This application will be carried to the March 18th meeting, pls. see attached memo.**

B. Case # 2-14ô Michael Callanan

Block 152; Lot 33; R-10 Zone
18 Brick Road

The homeowner is requesting permission to erect a 576 sq. ft. detached garage, it exceeds 576 sq. ft., 780 sq. ft. is proposed. Detached garage exceeds 15 ft. height from grade to peak, 26ø6 ñ is proposed.

6. Informal Hearings:

7. Old Business:

8. New Business: Discussion for Bulk variance reviews. Per Len Miller @ T & M*

9. Correspondence:

10. Executive Session:

11. Adjournment: