

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

June 3, 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: None
4. Resolutions: (4): (A): To be provided under separate cover*
 - A. Case # 39-090 Omni Construction
Block 388; Lot 7.02; M-3 Zone
446 Hollywood Avenue
Mrs. Eichler made the motion, seconded by Mr. Kaplan, to DENY the applicant's request for an extension of time in order to do site improvements on his property. Those in Favor: Bonanno, Campagna, Eichler, Kaplan & Lemos.
 - B. Case # 6-140 Brian & Vicki Spisso
Block 188; Lot 7; R-10 Zone
115 Lacosta Place
Mrs. Eichler made the motion, seconded by Mr. Lemos, to approve the applicant's request to erect an attached garage w/ (2) bulk variances subject to additional voluntary conditions. Those in Favor: Kaplan, Eichler, Campagna, Hughes, Miglis & Lemos.
 - C. Case # 3-140 Christopher Zwatschka
Block 149; Lot 7; R-7.5 Zone
1205 Cherry Street
Mr. Lemos made the motion, seconded by Mrs. Campagna, to DENY the applicant's request that (3) sheds be allowed to stay on his property. Those in Favor: Eichler, Gustafson, Campagna, Leonardis, Miglis, Hughes & Lemos.
 - D. Case # 5-14/Appeal0 Roy Kaplan
For: Block 149; Lot 7; R-7.5 Zone

205 Cherry Street

On the motion, seconded by Mr. Miglis, to DENY the applicant's request to overturn the zoning officer's decision that tents are sheds. Those in Favor: Eichler, Gustafson, Campagna, Leonardis, Miglis & Lemos. Abstaining: Hughes.

5. HEARINGS:

A. Case # 9-146 Michael Callanan

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

The homeowner is requesting permission to erect a 672 sq. ft. garage; exceeds the allowable 576 sq. ft.

B. Case # 4-146 NFI Industries, Inc.

Block 301; Lot 1.01; M-3 Zone
Carnegie Street

The applicant is requesting permission to erect a pre-fab guardhouse @ the entrance of the property.

C. Case # 10-146 Joseph Lemmo

Block 296; Lots: 2.01 & 7; M-3 Zone
1516 Baldwin Street

The applicant is requesting approvals for a lot consolidation & for an existing above ground fuel tank.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: