

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
OCTOBER 6, 2015
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: (2) Sets: September 1, 2015 (attached) & September 15, 2015 (to be provided under separate cover).

4. Resolutions: * (3) Attached:
 - A. Case # 4-15/T/U Permit—E. & J. Pesianello
Block 390; Lots: 18 & 28; M-3 Zone
Hollywood Avenue
Mrs. Campagna made the motion, seconded by Mrs. Cullen, to grant the applicant's request for a temporary use permit for equipment & materials storage subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno, Hughes & Cullen.

 - B. Case # 31-14—Jain Vishwa Bharti/ VFW
Block 267; Lot 9; HDD Zone
155 Front Street
Mr. Gustafson made the motion, seconded by Mr. Hughes, to grant the applicant's request for a conditional use variance for an assembly hall for community gatherings & a place of worship subject to additional voluntary conditions. Those in Favor: Campagna, Bonanno, Eichler, Gustafson, Hughes & Lemos.

 - C. Case # 29-14—JSM Holdings @ South Plainfield, LLC.
Block 535; Lots: 9 & 16; M-1 & OPA-1 Zones
2901 Hamilton Blvd. & 116 West End Ave.
Mr. Gustafson made the motion, seconded by Mrs. Eichler, to grant the applicant's request for use variances for a mixed use for a retail office building & a contractors' storage yard subject to additional voluntary conditions. Those in Favor: Miglis, Campagna, Gustafson, Bonanno, Eichler, Hughes & Lemos.

5. Hearings: (2):

A. Case # 15-15—Frank & Kathleen DeLillo
Block 230; Lot 9; R-7.5 Zone
195 Oak Manor Pkwy.

The homeowners are requesting permission to erect a (1) story addition; 8 ft. side yard setback variance is required; 6.19 ft. is proposed.

B. Case # 16-15—Tuesday Morning
Block 528; Lot 46.05; OBC-3 Zone
6001 Hadley Rd.

The applicant is requesting to replace signage of the prior tenant; (4) signs are proposed: (2) permanent & (2) temporary.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: