

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 18, 2017

PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE

1. **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 witnesses after 10:30 pm.
3. **Roll Call:**
4. **Minutes:** June 6, 2017
5. **Resolution(s):** None
6. **Hearing(s):** (6 residential and 1 commercial applications)

**A. Case #21-17 -- Chambers VP LLC
Block 99: Lot 10: R-10 Zone
111 Chambers Street**

The applicant is requesting bulk variances to construct an Add-A-Level to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25.1'...Required 30'...Variance 4.9' -- Side yard setback: Existing 5.7'...Required 8'...Variance 2.3' -- Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet -- accessory structure (shed) setback: Existing under 1'...Required 2'.

**B. Case #19-17 -- Darin & Michelle Larsen
Block 160: Lot 8: R-7.5 Zone
230 Ledden Terrace**

The applicant is requesting a side yard setback to construct a one story addition. Side setback: Proposed 5.1'... Required: 8'...Variance: 2.9'

**C. Case #20-17 -- Peter Lauria
Block 166: Lot 10: R-7.5 Zone
521 Melrose Avenue**

The applicant is requesting bulk variances to construct a deck to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25'...Required 30'...Variance 5' -- Side yard setback: Existing 5.62' & 4.14'...Required 8'...Variance 1.38' & 3.96' -- Lot Width: Existing 60'...Required 75'...Variance 15' -- Lot size: Existing 6,000 square feet...Required 7,500 square feet...Variance 1,500 square feet.

**D. Case #22-17 -- Lee R. Honeycutt
Block 199: Lot 28: R-7.5
515 Brett Place**

The applicant is requesting bulk variances for a 597 square foot rear addition and deck to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 15'...Required 30'...Variance 15' -- Side yard setback: Existing 3.9'...Required 8'...Variance 4.1' -- Lot size: Existing 5,000 square feet...Required 7,500 square feet...Variance 2,500 square feet.

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**E. Case #24-17 -- Performance Building Enterprises LLC
Block 199: Lot 29: R-7.5 Zone
511 Brett Place**

The applicant is requesting bulk variances to construct dormers off both sides to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 9'...Required 30'...Variance 21' -- Lot size: Existing 5,000 square feet...Required 7,500 square feet...Variance 2,500 square feet.

**F. Case #18-17 -- Performance Building Enterprises LLC
Block 43: Lot 11: R-7.5 Zone
125 Rahway Avenue**

The applicant is requesting a side yard setback and lot width for an existing non-conforming structure for a rear addition and front porch. Side setback: Existing 6' -- Required 8'. Lot width: Existing 50' -- Required 75'.
Previously heard on June 6, 2017.

**G. Case #13-17 -- Teitelbaum Partners LP
Block 518: Lot 1: OPA-1
140 South Avenue**

The applicant is requesting an Interpretation and a Temporary Use Variance. Previously heard on June 6, 2017.

7. Informal Hearings:
8. Old Business:
9. Correspondence:
10. Executive Session:
11. Adjournment: