

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

March 7, 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**: February 7, 2017
5. **Resolution(s)**:

**A. Case # 6-16 -- Peak Equipment, LLC
Block 284: Lots 19 & 24: M-3 Zone
512 New Market Avenue & Dover Place**

The applicant is requesting Preliminary and Final Site Plan approval.

6. **Hearing(s)**: (3 residential applications)

**A. Case #04-17 -- Shawn Janus
Block 426: Lots 7: R-10 Zone
140 New York Avenue**

The applicant is requesting a seven feet four inches (7.4') front setback for roof over front porch and front steps.
Required thirty feet (30') – Proposed twenty-two feet eight inches (22.8').

**B. Case #01-17 -- J&P Real Estate Holdings LLC
Block 403: Lots 7.04: R-10 Zone
320 Beatrice Place**

The applicant is requesting two (2) bulk variances:
Front yard setback – Requesting five foot (5') variance -- Required thirty feet (30') – Proposed twenty-five feet (25).
Rear yard setback – Requesting two feet four inches (2.4') -- Required twenty feet (20) – Proposed seventeen feet eight inches (17.8').

**C. Case #05-17 -- John Vazquez
Block 41: Lots 5: R-7.5 Zone
1601 Central Avenue**

The applicant is requesting a side yard setback. Requesting a two foot (2') variance -- Required eight feet (8') – Proposing six feet (6').

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