

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

November 21, 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:** October 17, 2017
5. **Resolution(s):** (3)

- A. **Case #30-17 -- F&M Equipment Ltd (Komatsu)**
Block 476: Lot 6: M-3 Zone
2820 Hamilton Blvd

The applicant is requesting an *Interpretation*.

- B. **Case #33-17 -- Lisa & Joseph Dato**
Block 127: Lot 4: R-7.5 Zone
182 South Madison Drive

The applicant is requesting to construct an addition and a garage to a pre-existing non-conforming situation. Variance being requested: *Lot Width:* Existing 65' -- Required 75' -- Variance 10'; *Side Yard Setback:* Existing 7.8' -- Required 8'; *Side Yard Setback:* Requesting 1.9' -- Required 8' -- Variance 6.3'

- C. **Case # 10-16 -- GMP Contracting LLC**
Block 297: Lot 4: M-3 Zone
2240 South Clinton Avenue

The applicant is requesting Preliminary and Final Site Plan approval to use the existing building for maintenance and service of its vehicles as well as outdoor storage of dump trucks, pick-up trucks and tractor-trailer. Bifurcated application. Use variance granted September 20, 2016. Returning for preliminary and file site plan. Continued from August 15, 2017.

6. **Hearing(s):** (4 residential)

- A. **Case #35-17 -- Cedarwood VP, LLC**
Block 167: Lot 35: R-7.5 Zone
570 Franklin Avenue

The applicant is requesting to construct an add-a-level addition and a side porch to a pre-existing non-conforming situation. Variances being requested: *Lot Width:* Existing 50' -- Required 75' -- Variance 25'; *Side Yard Setback:* Existing 5.7' -- Required 8' -- Variance 2.3'; *Front Yard Setback:* Existing 25.7' -- Required 30' -- Variance 4.3'; *Second Front Yard Setback (corner lot):* Proposed 3.8' -- Required 30' -- Variance 26.2'.

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**B. Case # 36-17 -- Raymond Fasullo
Block 60: Lot 9: R-7.5 Zone
146 Fairmount Avenue**

The applicant is requesting the construction of a 10' X 8.5' deck to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 28.1' -- Required 30' -- Variance 1.9'; Lot Width: Existing 50' -- Required 75' -- Variance 25'.

**C. Case # 38-17 -- Michael A. Gregov
Block 166: Lot 17: R-7.5 Zone
1934 Grant Avenue**

The applicant is requesting the construction of a 10' X 20' sunroom to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 25, -- Required 30' -- Variance 5'; Lot Width: Existing 50' -- Required 75' -- Variance 25'

**D. Case # 37-17 -- Dave Spaydor
Block 420: Lot 17: R-1-2 Zone
2208 Second Place**

The applicant is requesting the construction of a 12' X 20' deck to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 26.7' -- Required 30' -- Variance 3.3'; Second Front Yard Setback (corner lot): Existing 13.7' -- Required 30' -- Variance 16.3'; Lot Width: Existing 50' -- Required 75' -- Variance 5'; Side Yard Setback: Existing 5.8' -- Required 8' -- Variance 2.2'.

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