

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 3, 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**: September 19, 2017
5. **Resolution(s)**:

**A. 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'.

**B. Case #29-17 -- Ed Baksh
Block 105: Lot 7: R-10 Zone
128 Kenwood Avenue**

The applicant is requesting a rear yard setback to construct a 12'5" X 20' deck to a pre-existing non-conforming structure. Rear Setback: Requesting: 17' -- Required 20' -- Variance 3'.

**C. Case #26-17 -- Lisa Gryllis-White
Block 271: Lot 2: R-10 Zone
250 Oakland Avenue**

The applicant is requesting bulk variances to construct a rear and side addition to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25.96'...Required 30'...Variance 4.04' -- Side yard setback: Proposed 4'...Required 8'...Variance 4' -- Side yard setback: Existing 6.14'...Required 8'...Variance 1.86' -- Lot Width: Existing 50'...Required 100'...Variance 50'. Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet'.

6. **Hearing(s)**: (3 residential & 1 commercial application)

**A. Case #31-17 -- Dave Butrico (Mike Buteas – Representative/Contractor)
Block 407: Lot 41.01: R-10 Zone
153 Somerset Street**

The applicant is requesting to construct an Add-A-Level to a pre-existing non-conforming situation. Variance being requested: Lot Width: Existing 75' -- Required 100'.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA

October 3, 2017

- B. Case #32-17 -- Jordon & Veronica Cohen
Block 228: Lot 23: R-7.5 Zone
142 Gubernat Drive**

The applicant is requesting bulk variances to construct a rear deck to a pre-existing non-conforming structure. Variances being requested: Lot Width: Existing 65' -- Required 75' -- Variance 10'; Side yard setback: Existing 7.59' -- Required 8' -- Variance .49'.

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

The applicant is requesting an interpretation.

- D. Case #04-16 -- Robert Cusick
Block 311: Lot 9: R-10 Zone
1055 New Market Avenue**

The applicant is requesting a Preliminary and Final Minor Site Plan with Use & Bulk Variances.
Continued from January 17, 2017 hearing.

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