

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

September 19, 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:** August 1, 2017 and August 22, 2017
5. **Resolution(s):**

**A. Case #23-17 -- Charles Howarth
Block 206: Lot 7: R-10 Zone
105 DeFillipo Drove**

The applicant is requesting bulk variances to construct an attached 20'X14' one car garage to a pre-existing non-conforming structure. Corner Lot. Variances being requested: Front yard setback: Requesting 26.58'...Required 30'...Variance 3.42' -- Lot width: Existing 85'...Required 100'...Variance 15' -- Lot size: Existing 9,663.50 square feet...Required 10,000 square feet...Variance 336.50 square feet.

**B. 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.

**C. Case #25-17 -- Carlo & Dana Ricciardi
Block 266: Lot 18: R-10 Zone
126 Lincoln Avenue**

The applicant is requesting bulk variances to construct a 13'5" X 20'6" deck to a pre-existing non-conforming structure. Corner Lot. Variances being requested: Front yard setback: Existing: 25.6'...Required 30'...Variance 4.6' -- Front yard setback (corner lot): Existing: 5.1'...Required 30'...Variance 24.11' Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet

**D. Case #27-17 -- Sergio Freitas
Block 27: Lot 7: R-7.5
122 Tompkins Avenue**

The applicant is requesting bulk variances to add dormers to a pre-existing non-conforming structure. Variances being requested: Side yard setback: Existing 5.7'...Required 8'...Variance 2.6' -- Lot Width: Existing 60'...Required 75'...Variance 15'.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA

September 19, 2017

**E. Case #28-17 -- Performance Building Enterprises LLC
Block 42: Lot 11: R-7.5
1610 Central Avenue**

The applicant is requesting bulk variances for an add-a-level to a pre-existing non-conforming structure. Variances being requested: Side yard setback: Existing 6.4'...Required 8'...Variance 1.8' -- Lot width: Existing 60'...Required 75'...Variance 15'.

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

**A. 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.

**B. 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'. Continued from August 1, 2017.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: