

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 18, 2018

## 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**:
5. **Resolution(s)**: (1)

**A. Case #29-18 -- Chick-Fil-A  
Block 528: Lot 46.04: OBC-3 Zone  
4801 Stelton Road**

The applicant requested to construct a 5,000 square foot, 110 seat restaurant with a drive-thru. Variances being requested: Use: drive-thru not permitted -- Sign: four (4) building façade signs proposed - one (1) permitted -- Freestanding Sign: four (4) proposed - two (2) permitted -- Parking: 1,390 proposed - 1,867 required.

6. **Hearing(s)**: (2 Homeowner & 1 Commercial Application)

**A. Case #40-18 -- Consulting & Investment Group, LLC  
Block 74: Lot 24: R-7.5 Zone  
2301 Selene Avenue**

The applicant is requesting to construct an Add-A-Level that requires variances. Variances being requested: Lot Area: Required 7,500 square feet – Existing 5,700 square feet – Variance 1,800 square feet; Lot Width: Required 75 feet – Existing 49 feet – Variance 26 feet; Side Yard Setback: Required 8 feet – Existing 7.81 feet – Variance .19 feet.

**B. Case #37-18 -- 128 Hamilton Properties  
Block 201: Lot 9.02: R-7.5 Zone  
140 Ten Eyck Street**

The applicant is requesting to construct an Add-A-Level with an addition that requires variances. Variances being requested: Lot Area: Required 7,500 square feet – Existing 5,000 square feet – Variance 2,500 square feet; Lot Width: Required 75 feet – Existing 50 feet – Variance 25 feet; Side Yard Setback: Required 8 feet – Proposing 5.8 feet – Variance 2.2 feet; Front Yard Setback: Required 30 feet – Existing 19.8 feet – Variance 10.2 feet.

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**C. Case #32-18 -- JSM Holdings at South Plainfield LLC  
Block 535: Lot 9.01: M-1 & OPA-1 Zone  
2901 Hamilton Boulevard**

The applicant is requesting a *Preliminary and Final Site Plan, Use and Bulk Variances* to construct a 10,080 square foot retail building with drive-thru, an 80,222 square foot office with workshops and contractor's storage yard. Continued from November 22, 2018 meeting.

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