

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

January 16, 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**: December 19, 2017
5. **Resolution(s)**: (4)

**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'.

**B. Case # 34-17 -- Fire & Safety Services Ltd  
Block 477: Lot 4.01: M-3 Zone  
200 Ryan Street**

The applicant is requesting two (2) Use Variances – Motor Vehicle Dealers License and Boat Dealers License.

**C. Case #39-17 -- Marilyn Millard  
Block 56: Lot 7: R-7.5 Zone  
154 Sprague Avenue**

The applicant is requesting to construct rear dormer to a pre-existing non-conforming situation. Variances being requested: Lot Width: Existing 50' -- Required 75' -- Variance 25'; Lot Size: Existing 5,000 sq. ft. -- Required 7,500 sq. ft. -- Variance 2,500 sq. ft.; Side Yard Setback: Existing 7.5' -- Required 8' -- Variance 0.5'; Front Yard Setback: Existing 29.7' -- Required 30' -- Variance 0.3'

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D. Case # 40-17 -- New Market Partners, LLC  
Block 37: Lot 13: R-7.5 Zone  
1520 Central Avenue

The applicant is requesting to construct an add-a-level to a pre-existing non-conforming situation. Variances being requested: Front Yard Setback (corner lot): Existing 27.9' -- Required 30' -- Variance 2.1'.

6. **Hearing(s)**: (None)
7. **Informal Hearings**:
8. **Old Business**:
9. **Correspondence**:
10. **Executive Session**:
11. **Adjournment**: