

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 19, 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:** None
5. **Resolution(s):** (3 Resolutions)

**A. Case #12-17 -- Dolores Martin
Block 148: Lot 2: R-7.5 Zone
1115 Walnut Avenue**

The applicant was heard and approved for an addition to a non-conforming home on May 2, 2017. The applicant had requested an amendment to add a roof over the deck. Same variance being requested: Side Yard Setback -- Required: 8' -- Existing: 6.75' -- Variance 1.25'.

**B. Case # 17-18 -- Scott Bechtoldt
Block 418: Lot 1: R-10 Zone
2024 Hamilton Boulevard**

The applicant had requested to construct a 5.5' X 18' front porch to a pre-existing non-conforming dwelling (corner lot). Variance being requested: Second Front Yard Setback: Existing 28.53' -- Required 30' -- Variance 1.47'.

**C. Case # 18-18 -- Erin Wyzykowski-Murphy
Block 369: Lot 3: R-10 Zone
1142 Lorraine Avenue**

The applicant had requested to construct a 12'X20' shed and a 9' X 48.4' (approximate) greenhouse to a pre-existing non-conforming situation. Variances being requested: Lot Area: Existing 7,500 sq. ft. -- Required 10,000 sq. ft. -- Variance 2,500 sq. ft.; Lot Width: Existing 75' -- Required 100' -- Variance 25'; Front Yard Setback: Existing 19.7' -- Required 30' -- Variance 10.3'; Side Yard Setback: Existing 4' -- Required 8' -- Variance 4'; Shed (Accessory) Size: Maximum 200 sq. ft. -- Requesting 240 sq. ft. -- Variance 40 sq. ft. -- Shed (Accessory) Height: Maximum 15' -- Requesting 16' -- Variance 1'.

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

**A. Case #19-18 -- Brian Aguilar
Block 176: Lot 5: R-7.5 Zone
2330 Oxford Avenue**

The applicant is requesting to construct a 28' X 7.7' addition to a pre-existing non-conforming structure. Variances being requested: Lot Area -- Required: 7,500 sq. ft. -- Existing: 6,250 sq. ft. -- Variance 1,250 sq. ft.; Lot Width -- Required: 75' -- Existing: 62.50' -- Variance 12.50'; Side Yard Setback -- Required: 8. -- Existing: 7.7' -- Variance .3'.

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**B. Case #20-18 -- William J. & Lora J. McLean
Block 210: Lot 12: R-7.5 Zone
146 Jerome Avenue**

The applicant is requesting to construct a 20' X 11.9' deck to a pre-existing non-conforming structure (corner lot). Variances being requested: Lot Area -- Required: 7,500 sq. ft. -- Existing: 6,250 sq. ft. -- Variance 1,250 sq. ft.; Lot Width -- Required: 75' -- Existing: 50' -- Variance 25'; Second Front Yard Setback: Existing 14.50' -- Required 30' -- Variance 15.50'; Side Yard Setback (dwelling) -- Required: 8. -- Existing: 5.5' -- Variance 2.5; Side Yard Setback (deck) -- Required: 8. -- Requesting: 6.7' -- Variance .1.3'.

**C. Case #8-16 -- Sil-Crete, Inc
Block 388: Lot 10.02: M-3 Zone
438 Hollywood Avenue**

The applicant is requesting a Major Amended Site Plan, Preliminary and Final Site Plan, Bulk and Use Variances to construct a permanent garage. Carried from September 7, 2016 hearing.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: