

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

March 6, 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**: February 6, 2018
5. **Resolution(s)**: None
6. **Hearing(s)**: (5 Homeowner Applications)

**A. Case # 02-18 -- Stephen Pearson  
Block 282: Lot 33: R-7.5 Zone  
110 Norway Lane**

The applicant is requesting to construct a 322 sq. ft. deck to a pre-existing non-conforming dwelling. Variances being requested: Side Yard Setback: Existing 6' -- Required 8' -- Variance 2' Lot Width: Existing 68' -- Required 75' -- Variance 7'.

**B. Case # 03-18 -- Robin Matthews  
Block 172: Lot 37: R-7.5 Zone  
158 Robert Place**

The applicant is requesting to construct a 10' X 10' enclosure of an existing covered patio to a pre-existing non-conforming dwelling. Variances being requested: Side Yard Setback: Existing 4.2' -- Required 8' -- Variance 3.8'; Lot Width: Existing 65' -- Required 75' -- Variance 10' Lot Area: Existing 7,150 sq. ft. -- Required 7,500 sq. ft. -- Variance 350 sq. ft.

**C. Case # 04-18 -- Stephen Tansey  
Block 232: Lot 8: R-7.5 Zone  
179 West Elmwood Drive**

The applicant is requesting to construct an 18' round above ground pool – corner lot. Variance being requested: Second Front Yard Setback: Required 30' -- Requesting 3' -- Variance 27'.  
(Received variance for Second Front Yard Setback for addition - June 1, 1971.)

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**D. Case # 05-18 -- John Dafgek  
Block 267: Lot 11: HDD Zone  
173 Front Street**

The applicant is requesting to repair fire damaged home and add a second floor bump out over the existing first floor bump out to a pre-existing non-conforming situation. Variances being requested: Side Yard Setback: Existing 1.15' -- Required 10' -- Variance 8.85"; Lot Width: Existing 65' -- Required 75' -- Variance 10'; Lot Area: Existing 7,150 sq. ft. -- Required 7,500 sq. ft. -- Variance 350 sq. ft.; Accessory Structure (garage) Side Yard Setback: Existing 1.75' -- Required 8' -- Variance 6.25'.

**E. Case # 06-18 -- Dharmesh Patel  
Block 402: Lot 4.01: R 1-2 Zone  
220 Hillside Avenue**

The applicant is requesting to construct an add-a-level, attached 2-car garage, front porch and a 2-tier deck to an existing dwelling. Variances being requested: Side Yard Setback: Required 8' -- Proposing 6.6' -- Variance 1.4"; Front Yard Setback: Required 30' -- Proposing 23.1' -- Variance 6.9'.

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