

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 15, 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**: April 17, 2018
5. **Resolution(s)**: (2 Resolutions)

**A. Case # 11-18 -- Elizabeth Bach  
Block 222: Lot 24: R-7.5 Zone  
3301 Clark Lane**

The applicant had requested to construct a new home to replace her home that was destroyed by fire. Variances being requested: Front Yard Setback: Proposing 23' -- Required 30' -- Variance 7'; Front Yard Setback (2<sup>nd</sup> Front – Corner Lot): Proposing 21' -- Required 30' -- Variance 9'; Rear Yard Setback: Proposing 13' -- Required 20' -- Variance 7'.

**B. Case # 12-18 -- Vincent DiNizo  
Block 198: Lot 10: R-7.5 Zone  
501 Maple Avenue**

The applicant had requested to construct a 2<sup>nd</sup> story balcony and two (2) air conditioning condensers to a pre-existing non-conforming situation. Variance being requested: Side Yard Setback: Existing 5.2' -- Required 8' -- Variance 1.8'.

6. **Hearing(s)**: (5 Homeowner Applications)

**A. Case # 37-17 -- Dave Spayder  
Block 420: Lot 17: R-1-2 Zone  
2208 Second Place**

The applicant was heard and approved for a 12' X 20' deck on November 21, 2017. The applicant is requesting an amendment to construct a 14' X 20' deck to a pre-existing non-conforming structure. Same variances are being requested: Front Yard Setback: Existing 26.7' -- Required 30' -- Variance 3.3'; Second Front Yard Setback (corner lot): Existing 13.7' -- Required 30' -- Variance 16.3'; Lot Width: Existing 50' -- Required 75' -- Variance 5'; Side Yard Setback: Existing 5.8' -- Required 8' -- Variance 2.2'.

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**B. Case # 13-18 -- Andres Mosquera  
Block 57: Lot 15: R-7.5 Zone  
245 East Golf Avenue**

The applicant is requesting to construct an add-a-level to a pre-existing non-conforming dwelling. Variances being requested: Front Yard Setback: Existing 24.54' -- Required 30' -- Variance 5.46'; Lot Width: Existing 50' -- Required 75' -- Variance 25'.

**C. Case # 14-18 -- Bruce & Cecilia Grand-Jean  
Block 159: Lot 16: R-10 Zone  
524 Sampton Avenue**

The applicant is requesting to construct an 18'X24' detached garage, 12'X18' above ground pool and 10'X12' shed to a pre-existing non-conforming situation. Variance being requested: Lot Width: Existing 88' -- Required 100' -- Variance 12'.

**D. Case # 16-18 -- Urszula & Przemyslaw Bienias  
Block 318: Lot 11: R-10 Zone  
423 Pitt Street**

The applicant is requesting to construct a 14'X28' side addition to a pre-existing non-conforming dwelling. Variances being requested: Front Yard Setback: Existing 24.2' -- Required 30' -- Variance 5.8'; Lot Width: Existing 75' -- Required 100' -- Variance 25'; Lot Area: Existing 7,500 sq. ft. -- Required 10,000 sq. ft. -- Variance 2,500 sq. ft.; Side Setback: Existing 3.4' -- Required 8' -- Variance 4.6'.

**E. Case # 07-18 -- Daniel VP LLC  
Block 182: Lot 1: R-10 Zone  
412 Lane Avenue**

Carried from April 3, 2018 meeting... The applicant is requesting to construct a rear addition to a pre-existing non-conforming dwelling. Variances being requested: Front Yard Setback (2<sup>nd</sup> Front – Corner Lot): Existing 13.9' -- Required 30' -- Variance 16.1'; Lot Width: Existing 62.50' -- Required 100' -- Variance 38.50'; Lot Area: Existing 6,827 sq. ft. -- Required 10,000 sq. ft. -- Variance 3,173 sq. ft.

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