

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

November 20, 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 #8-16 -- Sil-Crete, Inc**
Block 388: Lot 10.02: M-3 Zone
438 Hollywood Avenue

The applicant requested a Major Amended Site Plan, Preliminary and Final Site Plan, Bulk and Use Variances to construct a permanent garage.

6. **Hearing(s):** (1 Homeowner and 2 Commercial Applications)

- A. **Case #41-18 -- Tomossa Grasso**
Block 254: Lot 15: R 1-2 Zone
153 Teeple Place

The applicant is requesting a *Subdivision, Use and Bulk Variances* to construct a duplex home. Variances being requested: Lot Size – Required 10,000 square feet – Requesting 5,300 and 6,295 square feet – Variance 4,700 and 3,705 square feet --- Lot Width – Required 100 feet – Requesting 53 and 78.85 feet – Variance 47 and 21.15 feet --- Side Yard Setback – Required 8 feet – Requesting zero – Variance 8 feet.

- B. **Case #28-18 -- Fischer Group LLC**
Block 401: Lots 3.01 & 4: M-3 & R-10 Zone
2225 Hamilton Boulevard

The applicant is requesting a *Use Variance, Preliminary and Final Site Plan and Bulk Variances* to construct a garage/shop and office building. Variances being requested: Front Yard Setback (House) – Required 50 feet – Existing 3.2 feet – Variance 46.8 feet --- Front Yard Setback (Office) – Required 50 feet – Requesting 6.2 feet – Variance 43.8 feet --- Side Yard Setback (House) – Required 30 feet – Existing 2.5 feet – Variance 27.5 --- Side Yard Setback (Garage) – Required 30 feet – Requesting 10 feet – Variance 20 feet. Bifurcated.

- 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.

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