

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

September 18, 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)**: (4)

**A. Case #24-18 -- Wojciech Balewicz  
Block 135: Lot 16: R-7.5 Zone  
1112 McDonough Street**

The applicant requested to construct a 28.5' X 13' attached garage. Variances requested: Lot Area -- Required: 7,500 sq. ft. -- Existing: 6,200 sq. ft. -- Variance 1,300 sq. ft.; Lot Width -- Required: 75' -- Existing: 62.50' -- Variance 12.50'; Side Yard Setback -- Required: 8. -- Proposing: 4' -- Variance 4'.

**B. Case #25-18 -- Karl J. Jackson  
Block 522: Lot 1: OPA-1 Zone  
132 South Avenue**

The applicant requested to construct a 24' X 30' detached garage. Variance requested: maximum size allowed: 576 square feet -- Requesting: 720 square feet -- Variance: 144 square feet.

**C. Case # 10-18 -- Carvana, LLC  
Block 473.01 & 473.02: Lot 5 & 6: OBC-3 Zone  
3221 & 3201 Hamilton Boulevard**

The applicant requested Preliminary and Final Site Plan with a Use Variance for a warehouse / distribution and truck terminal with outdoor storage of vehicles.

**D. Case #27-18 -- Joey's Keeper, LLC  
Block 199: Lot 26: R-7.5 Zone  
523 Brett Place**

The applicant requested to construct an Add-A-Level. Variances requested: Lot Area -- Required: 7,500 sq. ft. -- Existing: 6,473 sq. ft. -- Variance: 1,027 sq. ft.; Lot Width -- Required: 75' -- Existing: 61.93' -- Variance: 13.07'; Side Yard Setback -- Required: 8. -- Existing: 6.7' -- Variance: 1.3'; Front Yard Setback -- Required: 30' -- Existing: 8.6' -- Proposing: 5.6' -- Variance: 24.4'.

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

- A. **Case #31-18 -- Daniel VP, LLC**  
**Block 195: Lot 26: R-7.5 Zone**  
**145 Daniel Street**

The applicant is requesting to construct an Add-A-Level. Variance being requested: Secondary Front Yard Setback (Corner Lot) -- Required: 30' -- Existing: 14.9' -- Variance: 15.1'. Carried from August 21, 2018 hearing.

- B. **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 and June 19, 2018 hearing.

7. **Informal Hearings**:

8. **Old Business**:

9. **Correspondence**:

10. **Executive Session**:

11. **Adjournment**: