

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

February 5, 2019

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)
 - a. November 20, 2018
 - b. December 4, 2018
 - c. December 18, 2018
 - d. January 15, 2019 – Reorganization
 - e. January 15, 2019 – Regular Meeting

5. **Resolution(s)**:

**A. Case #34-18 -- John Pedersen
Block 528.02: Lot 12: R-10 Zone
1274 Regency Place**

The applicant is requesting two (2) oversized sheds. Variance requested: Shed Size: maximum size 200 square feet - Existing: Shed #1 - 266.56 square feet and Shed #2 - 320.96 square feet -- Variance: Shed #1 - 66.56 square feet and Shed #2 - 320.96 square feet.

**B. Case #40-18 -- Consulting & Investment Group, LLC
Block 74: Lot 24: R-7.5 Zone
2301 Selene Avenue**

The applicant is requesting to construct an Add-A-Level that requires variances. Variances being requested: Lot Area: Required 7,500 square feet – Existing 5,700 square feet – Variance 1,800 square feet; Lot Width: Required 75 feet – Existing 49 feet – Variance 26 feet; Side Yard Setback: Required 8 feet – Existing 7.81 feet – Variance .19 feet.

**C. Case #37-18 -- 128 Hamilton Properties
Block 201: Lot 9.02: R-7.5 Zone
140 Ten Eyck Street**

The applicant is requesting to construct an Add-A-Level with an addition that requires variances. Variances being requested: Lot Area: Required 7,500 square feet – Existing 5,000 square feet – Variance 2,500 square feet; Lot Width: Required 75 feet – Existing 50 feet – Variance 25 feet; Side Yard Setback: Required 8 feet – Proposing 5.8 feet – Variance 2.2 feet; Front Yard Setback: Required 30 feet – Existing 19.8 feet – Variance 10.2 feet.

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- D. Case # 7-16 -- John & Eugene Pesaniello (Gene's Auto Wreckers)**
Block 390: Lot 18 & 28: M-3 Zone
459 & 499 Hollywood Avenue

The owners are requesting a use variance for an outdoor storage yard.

6. Hearing(s): (3 Commercial)

- A. Case #36-18 -- 1335 Associates LLC**
Block 3: Lot 29: OBC-1 Zone (Overlay)
1335 West 7th Street

The applicant is requesting a Preliminary and Final Site Plan with a Use Variance to construct a 3 story mixed use building - First floor retail – Second and third floor twelve (12) apartments in total that require variances. Bifurcated application – Use Variance only

- 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. Continued from November 11, 2018.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: