

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 7, 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 South Plainfield Observer, The Courier News, The Star Ledger 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):**
6. **Hearing(s):** (2 Residential & 1 Commercial)

**A. Case #03-19 – Frank Cepparulo
Block 122: Lot 77: R-7.5 Zone
72 Leeds Drive**

The applicant is requesting to construct a 6' X 30' covered front porch that requires a bulk variance. Bulk variance being requested - Front Yard Setback – Required 30' – Requesting 25' – Variance 5'.

**B. Case #33-18 – 702 Hamilton LLC
Block 327: Lot 4: OBC-1 Zone
702 Hamilton Boulevard**

The applicant is requesting a minor subdivision with preliminary and final site plan that requires a use variance and bulk variances. Use Variance – four (4) family home pre-existing condition. Bulk Variances being requested: Lot Area – Required 10,000 square feet – Proposing 5,000 and 7,500 square feet – Variance 5,000 and 2,500 square feet: Lot Width – Required 100' – Proposing 50' each lot – Variance 50' each lot: Front Yard Setback (existing home): Required 30' - Existing 3.7' – Variance 26.3'; Side Yard Setback (left - subdivision line with existing home): Required 15' – Proposing 13.3' – Variance 1.7'; Side Yard Setback (right of existing home): Required 15' – Existing 9.9' – Variance 5.1'.

**C. Case #18-16 – James Felix Connors
Block 539: Lot 5: OPA-1 Zone
100 Main Street**

The applicant is requesting a Preliminary and Final Site Plan approval. Use Variance approved April 18, 2017.

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