

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

March 19, 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**: February 5, 2019
5. **Resolution(s)**:

- A. **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.

- B. **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.

- C. **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.

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6. **Hearing(s):** (1 Residential)

A. **Case #15-18 -- Starlight Properties, LLC**
Block 528.01: Lot 45.01: M-2 Zone
50 Cragwood Avenue

The applicant is requesting a *subdivision* and *preliminary and final site plan approval* that requires a *use* and *bulk variances*. Lot Width - Required: 300 feet – Proposing: 149 and 174 feet - Variance: 151 and 126 feet.

7. **Informal Hearings:**

8. **Old Business:**

9. **Correspondence:**

10. **Executive Session:**

11. **Adjournment:**