

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 6, 2020

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, The Star Ledger 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**: July 7, 2020 & July 21, 2020
5. **Resolution(s)**:

**A. Case #09-20 – John Remero
Block 35: Lot 3: R-7.5 Zone
1403 Central Avenue**

The applicant requested to construct an Add-A-Level to an pre-existing non-conforming home that requires a secondary front yard setback.

**B. Case #16-19 -- Guy Moretti
Block 399: Lot 3: R-10 Zone
Kosciusko Avenue**

The applicant requested to construct a single family home that requires the following variances: Lot Area: Required 10,000 square feet – Proposed 7,500 square feet -- Variance 2,500 square feet; Lot Width – Required 100 feet -- Proposed 75 feet – Variance 25 feet.

**C. Case #02-20 -- 150 Durham Realty, LLC
Block 535: Lot 11: OPA-1 Zone
212 Durham Avenue**

The applicant requested Preliminary and Final Site Plan with a Use Variance for outdoor storage of vehicles.

**D. Case #04-20 -- Deer Ourt, LLC
Block 472: Lot 19: M-3 Zone
330 Shevchenko Avenue**

The applicant requested Preliminary and Final Site Plan with a several Variances to construct a 4,320 square foot warehouse addition.

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- E. Case #05-19 – JBL Electric, Inc**
Block 308: Lot 27: M-3 Zone
3001 South Clinton Avenue

The applicant requested Preliminary and Final Site Plan and an expansion of prior approved Use Variance to construct a modular office building that that requires Bulk Variances. Adjourned from July 21, 2020.

- F. Case #10-20 – Denise Sbailo**
Block 173: Lot 28: R-7.5 Zone
139 Robert Place

The applicant requested to construct a 11' X 14' front porch with roof over.

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

- A. Case #14-20 – Angelo Pasale**
Block 152: Lot 58: R-7.5 Zone
225 Ledden Terrace

The applicant is requesting to construct a 24' X 30' detached garage that is over the permitted 576 square feet in the zone. Maximum – 576 square feet – Requesting 720 square feet – Variance - 144 square feet.

- B. Case #35-18 – 2271 Hamilton LLC**
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a 10,300 square foot retail building and 55,237 square foot warehouse.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: