

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA**

September 1, 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**: None
5. **Resolution(s)**: None
6. **Hearing(s)**: (2 Homeowners & 3 Commercial)

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

The applicant is requesting a 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
Kosciusco Avenue**

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

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

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

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

The applicant is requesting *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.

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