

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 15, 2021

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):**

- A. **Case #08-21 – Bridget Trott Holmes & David Holmes
Block 406.03: Lot 21: R1-2 Zone
190 Zwolak Court**

The applicant requested to construct an 16' X 16' addition to the rear of the existing home that requires variances:
Lot Area: Required 7,500 square feet – Existing 6,232 square feet – Variance 1,268 square feet – Front Yard
Setback (Second): Required 30' – Proposing 25' – Variance 5'.

- B. **Case #05-21 – PS Atlantic Coast, LLC
Block 523: Lot 2.01 & 2.04 (new): OPA-1 Zone
120 McKinley Avenue**

The applicant requested an *amended final site plan* to a previously approved site plan – ZBOA #01-19 – (DCD Capital, LLC - formally 120 McKinley Avenue & 401 Durham Avenue)

6. **Hearing(s):**

- A. **Case #10-21 – Peter Worrell & Ashley Bishop
Block 240: Lot 1: R10 Zone
1389 Schindler Drive**

The applicant is requested to construct a front porch with roof over onto an existing home that requires a front yard setback variance: Front Yard Setback (May Avenue): Required 30' – Proposing 18.5' – Variance 11.5'.

- B. **Case #08-20 – The Church in Edison
Block 198: Lot 6: OBC-2 Zone
225 Maple Avenue**

The applicant is requesting a *use variance* to use the facility as a church.

7. **Informal Hearings:**

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8. Old Business:
9. Correspondence:
10. Executive Session:
11. Adjournment: