

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

March 2, 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:** September 9 & 15, 2020
5. **Resolution(s):**
  - A. 2021 Appointed Professionals
  - B. 2021 Official Newspaper
  - C. 2021 Meeting Dates

6. **Hearing(s):**

- A. **Case #01-21 – Gary Rollins**  
**Block 39: Lot 4: R-7.5 Zone**  
**1509 Kenyon Avenue**

The applicant is requesting to construct a 15' X 20' addition that requires a variance – corner lot. Variance required: 2<sup>nd</sup> Front Yard Setback – 30' required – 19' proposing – 11' variance.

- B. **Case #02-21 – Dennis Hado**  
**Block 362: Lot 3: R-10 Zone**  
**Kenneth Avenue**

The applicant is requesting to construct 2,760 square foot home that requires variances: Lot Width – Required 100' – Proposing 75' – Variance 25'; Lot size – Required 10,000 square feet – Proposing 7,500 square feet – Variance 2,500 square feet.

- C. **Case #12-20 – Project One Auto Sports, LLC**  
**Block 255: Lot 7.01: M-3 Zone**  
**375 Metuchen Road**

The applicant is requesting a *use variance* with *preliminary and final site plan* to store vehicles indoors for sale automobiles via the internet.

- D. **Case #19-20 – Middlesex Water Company**  
**Block 50: Lot 1: R-15 Zone**  
**Park Avenue**

The applicant is requesting a *preliminary and final site plan* to construct an additional 16,500 square foot building to upgrade water treatment system that requires the following variances: Expansion of existing Use Variance; Height maximum 35' – proposing 37.5' – variance 2.5'; parking required 42 spaces – proposing 3 spaces – variance 39 spaces.

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