

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 4, 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 #20-20 – TFJ South Plainfield I, LLC  
Block 495: Lot 2: M-3 Zone  
Park and Township Line**

The applicant requested to construct a 110,320 square foot – four story – 921 units - self storage facility that required a *use variance* and *parking variance*.

6. **Hearing(s)**:

**A. Case #06-21 – Mark Piano  
Block 313: Lot 19: R-10 Zone  
452 Carmine Avenue**

The applicant is requesting to construct an Add-A-Level that requires the following variances: *Lot Width*: Required 100' – Existing 60' – Variance 40'... *Lot Size*: Required 10,000 square feet – Existing 6,000 square feet – Variance 4,000 square feet... *Front Yard Setback*: Required 30' – Existing 25' – Requesting 20' - Variance 10'... *Side Yard Setback (right)*: Required 8' – Existing 7.2 – Variance .8'... *Side Yard Setback (left)*: Required 8' – Existing 6.4 – Variance 1.6'.

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