

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 20, 2022

## 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. Resolution – Withdrawal Without Prejudice**

Case #02-22 - B. BENJI, LLC  
2531 Hamilton Boulevard  
Block 539, Lots 1-4 & 6

Case #09-22 – BENJI MANAGEMENT, LLC  
Block 538, Lots 1 & 2  
Hamilton Boulevard & West Elm Avenue

Case #10-22 – B. BENJI, LLC  
Block 535, Lots 12 & 13  
Hamilton Boulevard & West Elm Avenue

**Hearing(s):**

*Homeowner:*

**A. Case #25-22 – Austin Rivera  
Block 404: Lot 15: R-10 Zone  
4 Perth Place**

The applicant is requesting a *front yard setback variance* to build a front porch as part of the 2<sup>nd</sup> story addition.

Required – 30' Proposed – 23.9' Variance – 6.1'

*Commercial:*

**B. Case #07-22 – Fredrick Landgraber  
Block 307: Lot 6: M-3 Zone  
1521 Sage Street**

The applicant is requesting a *use variance* to use the single-family dwelling as office space as well as using the rear of the property for a contractor storage yard.

6. **Informal Hearings:** None.
7. **Old Business:**
8. **Correspondence:**
9. **Executive Session:**
10. **Adjournment:**