

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
September 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:**
5. **Resolution(s):**
 - A. **Case #20-20 – TFJ South Plainfield 1, LLC.
Block 495: Lot 2: M-3 Zone
2775 Park Avenue**

The applicant has requested a *front yard setback* for a self-storage facility previously approved March 16, 2021. This matter was denied on July 19, 2022, and the applicant is asking for reconsideration.
Required – 50' Proposed – 38' Requesting – 12'

6. **Hearing(s):**

Homeowner:

 - A. **Case #17-22 – Christina Clark
Block 166: Lot 21: R-7.5 Zone
522 Harrison Ave**

The applicant is requesting a *side yard setback* for an AC condenser.
Required – 8' Proposed – 2.4' Variance – 5.6'

- B. **Case #18-22 – Jon Dean
Block 222: Lot 49: R-15 Zone
3321 Evergreen Lane**

The applicant is requesting a variance for a 14'x26' (364 sq. ft) woodshed.

Commercial:

- B. **Case #25-21 – JMSM, LLC
Block 528: Lot 46.06: M-2 Zone
4001-4081 Hadley Road**

The applicant is requesting a *Use Variance* for a warehouse with 117,976 square feet of warehouse area and 13,108 square feet of office space.

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