

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 19, 2023

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 #31-23 – Jonathan Conroy**
Block 22: Lot 8: R-7.5 Zone
1830 Grant Ave

The applicant has requested a *Secondary Front Yard Variance* for a deck.

6. **Hearing(s)**:

Homeowner:

- A. **Case #30-23 – Wesley Mendes Dos Santos**
Block 56: Lot 5: R-7.5 Zone
144 Sprague

The applicant is requesting a *Front Yard Setback* variance for a Front Porch.

- A. **Case #33-23 – Lukasz Grzech**
Block 322: Lot 4: R-10 Zone
638 Bergen Street

The applicant is requesting a *Lot Width Variance* to build a new house.

Commercial:

- A. **Case #22-23 – 40 Cragwood Road Property LLC**
Block 528.01: Lot 47: M-2 Zone
40Cragwood Road

The applicant is requesting a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a 300,000-square-foot warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements.

7. **Informal Hearings**:

8. **Old Business**:

9. **Correspondence**:

10. **Executive Session**:

11. **Adjournment**: