

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 3, 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 #20-23 – David Hackett and Amanda Smith
Block 138: Lot 31: R-7.5 Zone
1111 Clinton Terrace**

The applicant has requested a side yard setback variance for a roof over a deck.
Required – 8' Proposed – 4.15' Variance – 3.85'

**B. Case #23-23 – Casar Sic Morente
Block 438: Lot 3: R-7.5 Zone
259 Woolworth Ave**

The applicant has requested a rear yard setback variance for a 2nd story addition with a deck.
Required – 20' Proposed – 18' Variance – 2'

**C. Case #25-23 – Jennifer & Scott Bechtoldt
Block 418: Lot 1: R-10 Zone
2024 Hamilton Boulevard**

The applicant has requested a secondary front yard setback for an addition to the existing garage.
Required – 30' Proposed – 8' Variance – 22'

6. Hearing(s):
Homeowner:

**A. Case #19-23 – Carlos Cherres
Block 138: Lot 15: R-7.5 Zone
1238 Walnut Ave**

The applicant is requesting a front yard setback, rear yard setback, and lot depth variance to build a 2nd story and an addition.

*Lot Depth: Required – 100' Existing – 84.36' Variance – 15.64'
Front yard: Required – 30' Existing – 22.9' Variance – 7.1'
Rear yard: Required – 20' Proposed – 17.16' Variance – 2.84'
(Carried from September 19, 2023)*

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B. Case #24-23 – Elizabeth Diamant
Block 243: Lot 8: R-10 Zone
446 Joan Street

The applicant is requesting a secondary front yard setback and a height variance for a detached garage over the allotted square footage.

Secondary Front yard: Required – 30' Proposed – 5' Variance – 25'
Height: Required – 15' Proposed – 21' Variance – 6'
(Carried from September 19, 2023)

Commercial:

C. Case #12-21 – 52 Cragwood LLC (Previously Cragwood Warehouse LLC)
Block 528.01: Lot 45.02: M-2 Zone
52 Cragwood Road

The applicant is requesting an extension of time to obtain a building permit pursuant to a condition the Resolution of approval dated October 19, 2021.

D. Case #14-23 – All Seasons Sports Academy, LLC
Block 476: Lot 3: M-3 Zone
2700 Hamilton Boulevard

The applicant is requesting amended site plan approval for the approved plans to be divided into two phases. The first phase has already been constructed, with the second phase being completed at a later date.

E. Case #26-23 – JSM at South Clinton LLC.
Block 448: Lot 4.06: M-3 Zone
3301-3393 South Clinton

The applicant is requesting *Amended Preliminary and Final Site Plan* approval to eliminate 1 of the 2 previously approved dumpster pads, provide a loading dock for deliveries, enlarge the curb radii. The applicant is also requesting a variance for a dumpster pad location where 10 feet is required off the side yard and 2.85 feet is being requested.
(Carried from September 19, 2023)

F. Case #03-23 – New York SMSA LP
Block 101: Lot 1.01: OBC1 Zone
2002 Park Ave

The applicant is requesting a use and height variance as well as preliminary and final site plan approval to construct a wireless communications facility which includes a 103 ft tall monopole antenna. The applicant is also seeking a side yard variance to relocate a dumpster pad.

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