

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
April 1, 2025**

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 Courier News, and TAP 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)**:
6. **Hearing(s)**:

- A. **Case #05-24 – J.T.R Transportation Corp.**
Block 449: Lot 9, 10, 11.01, 11.02: M-3 Zone
3046-3047 South Clinton Avenue

The applicant is requesting a use variance for outdoor storage of vehicles, lot consolidation, and various bulk variances.

- B. **Case #16-24 – 12-13 New Market Avenue, LLC**
Block 308: Lot 11 & 12: R1-2 Zone
1213 New Market Avenue

The applicant is requesting a bifurcated use variance to construct a warehouse and office building.

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