

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
May 20, 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**: TBD
5. **Resolution(s)**:
6. **Hearing(s)**:

Homeowner:

- A. Case #11-25 – Christina and Dan Direzze
Block 56: Lot 1: R-7.5 Zone
1601 Oxford Avenue**

The applicant is requesting a rear yard setback variance for a wood deck landing with stairs.
Required: 20' Existing: 6' Requesting: 2' Variance: 18'

Commercial:

- B. Case #10-25 – Socha Enterprises Inc.
Block 446: Lot 7: M-3 Zone
111 St. Nicholas Avenue**

The applicant is requesting a temporary use permit to maintain 2 storage containers.

- C. Case #21-23 – 1202 New Market Ave. V1, LLC
Block 284: Lot 5&10.01: M-3 Zone
1202 New Market Ave**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval for outdoor storage for vehicles.
(Applicant has requested to be carried to a later date)

- D. Case #03-25– Public Service Electric and Gas Co. (PSE&G)
Block 446: Lot 5.01 & 5.02: M-3 Zone
4111 South Clinton Avenue**

The applicant is requesting preliminary and final site plan and use variance approval to construct a new electric substation.

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