

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA September 16, 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)**:
  - A. **Case #07-25 – Richard DeAndrea**  
**Block 295: Lot 9: M-3 Zone**  
**1907 Parker Avenue**

The applicant had requested a *use variance, and Preliminary and Final Site Plan* approval to convert the existing two-family dwelling into a mixed-use structure.

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

The applicant had been approved for a *Use Variance* with Preliminary and Final Site Plan in 2023. They are requesting a 1-year extension.

6. **Hearing(s)**:  
Commercial:

- 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.  
(This matter is to be carried to a later date)

- B. **Case #05-25 – Vincent Randazzo Jr.**  
**Block 308: Lot 25: M-3 Zone**  
**2603 South Clinton Ave**

The applicant is requesting a *use variance, and Preliminary and Final Site Plan* approval to permit a general contractors office and storage yard with an accessory garage and storage building.  
(This matter is to be carried to a later date)

- 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. The applicant has requested this matter be withdrawn without prejudice.

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**D. Case #21-24 – Main Street Associates, LLC  
Block 541: Lot 21: OPA-1 Zone  
Main Street**

The applicant is requesting use variance and preliminary and final site plan, use variance, and bulk variance approval to construct a three-story multifamily residential development with ten (10) units.  
(Applicant has requested this matter be carried to a later date)

**E. Case #09-25 – Northeast Developers, Inc.  
Block 254: Lot 41-44: R10 Zone  
156 Oak Tree Avenue**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval construct a three (3) story mixed-use building with commercial space on the first floor and residential apartments on the second and third floors.

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