

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
March 18, 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):**

Homeowner:

- A. Case #01-25 – Jose and Sarah Aguilar
Block 210: Lot 9: R7.5 Zone
130 Jerome Avenue**

The applicant is requesting a *front yard and side yard variance* for an addition to the existing home.

Front Yard: Required: 30' Existing/Requesting: 24.3' Variance: 5.7'

Side Yard: Required: 8' Requesting: 5.1" Variance – 2.9'

Commercial:

- B. Case #28-23 – Nakash 200 Helen St LLC
Block 480: Lot 1: M-3 Zone
200 Helen Street**

The applicant is requesting preliminary and final site plan approval to construct a 172,370 addition to the southeastern corner of the existing building and additional site improvements including a new driveway off Coolidge Street.

(Carried from December 3, 2024)

- C. 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.

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