

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
DECEMBER 1, 2015  
PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE\*\*\***

1. Roll Call and Open Public Meetings Act: This meeting is being held in accordance with the Open Public Meetings Act by posting a notice to The Observer 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 witness after 10:30 pm.

3. Minutes: November 16, 2015 Meeting.

4. Resolutions: (3) Attached:

A. Case # 19-15—Kurt & Lisa Manz  
Block 75; Lot 18; R-7.5 Zone  
2341 Oxford Avenue

Mrs. Campagna made the motion, seconded by Mr. Lemos, to DENY the homeowner's request to let an existing pergola/bar remain in its present location. Those in Favor of the Denial: Miglis, Campagna, Bonanno & Lemos. Those Opposed: Eichler.

B. Case # 20-15—Gomty & Rajendra Budhan  
Block 249; Lot 24.01; R-10 Zone  
150 South Plainfield Avenue

Mrs. Campagna made the motion, seconded by Mrs. Eichler, to grant the applicant's request for a 12 ft. by 35 ft. / 420 sq. ft. pergola w/ a 1 ft. side yard setback subject to additional voluntary conditions. Those in Favor: Leonardis, Bonanno, Eichler, Campagna & Lemos.

C. Case # 21-15—Robert Harkins  
Block 200; Lot 7; R-7.5 Zone  
118 Grove Street

Mr. Lemos made the motion, seconded by Mr. Bonanno, to grant the applicant's request for (3) bulk variances the 1<sup>st</sup> for a side yard setback for an existing wood shed, the 2<sup>nd</sup> for a front yard setback for a porch & the 3<sup>rd</sup> for a side yard setback for the front porch subject to additional voluntary conditions. Leonardis, Miglis, Bonanno, Eichler, Campagna & Lemos.

5. Hearings: (3) Applications:

A. Case # 22-15—Richard Gross.

Block 231; Lot 21.01; R-7.5 Zone  
111 West Elmwood Drive

The homeowner is requesting permission to erect a covered front porch;  
(2) bulk variances are required.

B. Case # 9-15—Fischer Group, LLC.

Block 401; Lots: 3.01 & 4; M-3 Zone  
2225 Hamilton Blvd.

\* Information sent on 10/16 for 10/20/15 meeting \*  
The applicant is requesting permission to erect a 2800 sq. ft. addition for the  
storage of vehicles & equipment presently stored outside.

C. Case # 32-14—Elite Landscaping

Block 307; Lots: 2 & 3.01; M-3 Zone  
Gould & 1523Sage Street

The applicant proposes to subdivide a portion of Lot 2 & add it to Lot 3.01 &  
expand the site which is currently being used as a landscaping contractors' yard.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: