

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
SEPTEMBER 1, 2015**

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 Home News Tribune 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 10:00pm and no new witnesses after 10:30pm.
3. **Minutes:** August 18, 2015
4. **Resolutions:** None
5. **Hearings:** Three (3) Total
 - A. Case #13-15 – Fausto & Aida Villacres
Block 177; Lot 12; R-10 Zone
601 Lane Avenue

The applicant is appealing the denial of an application requesting permission to erect a 41' x 6' front porch which requires a 30' front yard set back; proposing 23.6' and the existing front porch with roof will exceed the 30' allowable..
 - B. Case #29-14 – JSM Holdings @ South Plainfield, LLC
Block 535; Lots: 9 & 16; M-1 & OPA-1 Zones
2901 Hamilton Boulevard

The applicant is requesting that Lot 9 be used for an office/manufacturing building & Lot 16 be used for a contractor's storage yard. *Info. Was in the 6/30/15 agenda packet.*
 - C. Case #31-14 – The VFW Post #6763
Block 267; Lot: 9; HDD Zone
155 Front Street

The applicant is requesting a use variance and site plan approval.
6. **Informal Hearings:**
7. **Old Business:**
8. **New Business:**
9. **Correspondence:**
10. **Executive Session:**
11. **Adjournment:**