

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 17, 2018

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 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 witnesses after 10:30 pm.
3. **Roll Call:**
4. **Minutes:** June 5, 2018
5. **Resolution(s):** (1)

**A. Case # 07-18 -- Daniel VP LLC
Block 182: Lot 1: R-10 Zone
412 Lane Avenue**

Carried from April 3 and May 1, 2018 meeting... The applicant is requesting to construct a rear addition to a pre-existing non-conforming dwelling. Variances being requested: Front Yard Setback (2nd Front – Corner Lot): Existing 13.9' -- Required 30' -- Variance 16.1'; Lot Width: Existing 62.50' -- Required 100' -- Variance 38.50'; Lot Area: Existing 6,827 sq. ft. -- Required 10,000 sq. ft. -- Variance 3,173 sq. ft.

6. **Hearing(s):** (2 Homeowners & 2 Commercial Application)

**A. Case #24-18 -- Wojciech Balewicz
Block 135: Lot 16: R-7.5 Zone
1112 McDonough Street**

The applicant is requesting to construct a 28.5' X 13' attached garage. Variances being requested: Lot Area -- Required: 7,500 sq. ft. -- Existing: 6,200 sq. ft. -- Variance 1,300 sq. ft.; Lot Width -- Required: 75' -- Existing: 62.50' -- Variance 12.50'; Side Yard Setback -- Required: 8. -- Proposing: 4' -- Variance 4'.

**B. Case #25-18 -- Karl J. Jackson
Block 522: Lot 1: OPA-1 Zone
132 South Avenue**

The applicant is requesting to construct a 24' X 30' detached garage. Variance being requested: maximum size allowed: 576 square feet -- Requesting: 720 square feet -- Variance: 144 square feet.

**C. Case #21-18 -- CarrolsBK
Block 56: Lot 1: split zone – OBC-1 & R-7.5 Zone
1517 Park Avenue**

The applicant is requesting a Preliminary and Final Site Plan and an expansion of a non-conforming Use Variance to renovate façade, parking, walkways and drive-thru. New sign placement.

**D. Case # 10-18 -- Carvana, LLC
Block 473.01 & 473.02: Lot 5 & 6: OBC-3 Zone
3221 & 3201 Hamilton Boulevard**

The applicant is requesting Preliminary and Final Site Plan with a Use Variance for a warehouse / distribution and truck terminal with outdoor storage of vehicles.

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7. **Informal Hearings:**
8. **Old Business:**
9. **Correspondence:**
10. **Executive Session:**
11. **Adjournment:**