

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 18, 2023

## 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 Star Ledger 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:**

5. **Resolution(s):**

- A. **Case #13-23 – Anthony Celentan**  
**Block: 363 Lot: 3.2 R-10 Zone**  
**439 Delmore Avenue**

*The applicant has requested a rear yard setback variance to build a deck.  
Required – 20' Proposed – 18' Variance – 2'*

- B. **Case #02-23 – 1400 Hamilton Boulevard, LLC**  
**Block 428: Lot 1: R-10 Zone**  
**1400 Hamilton Boulevard**

The applicant has requested a *Use Variance with Preliminary and Final Site Plan* to demolish the existing dwelling and all site features and construct a 2,496 sq. ft. two-story mixed-used building with two (2) 1,248 sq. ft. offices on the first floor and two (2) 2-bedroom residential units on the second floor.

- C. **Case #08-23 – Universal Marine Medical Supply International, LLC**  
**Block 528: Lot 46.22: M-2 Zone**  
**107 Corporate Blvd**

The applicant has requested an Interpretation of the Zoning Ordinance to operate their Distribution business from this location.

6. **Hearing(s):**

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

The applicant is requesting a *Use Variance with Preliminary and Final Site Plan* for a warehouse with 117,976 square feet of warehouse area and 13,108 square feet of office space.  
*(Carried from April 18, 2023)*

7. **Informal Hearings:**

8. **Old Business:**

9. **Correspondence:**

10. **Executive Session:**

11. **Adjournment:**