

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 6, 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):**

6. **Hearing(s):**
Homeowner:

- A. **Case #01-23 – Steven Mancuso**
Block: 201 Lot: 23 R-10 Zone
291 South Plainfield Avenue

The applicant is requesting a *front yard* setback variance to install a front porch.
Required – 30' Proposed – 23.5' Variance – 6.5'

- B. **Case#12-23 – Allison Teller**
Block: 196 Lot: 11 R 7.5 Zone
129 Lee Place

The applicant is requesting a *front yard and side yard* setback variance to build a decorative façade which will cantilever out.

Front: Required – 30' Proposed – 23.5' Variance – 6.5'
Side: Required- 8' Existing – 4.8' Variance 3.2'

Commercial:

- C. **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:**