

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 17, 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 #19-23 – Carlos Cherres**
Block 138: Lot 15: R-7.5 Zone
1238 Walnut Avenue

The applicant has requested a front yard setback, rear yard setback, and lot depth variance to build a 2nd story and an addition.

- B. **Case #24-23 – Elizabeth Diamant**
Block 243: Lot 8: R-10 Zone
446 Joan Street

The applicant has requested a secondary front yard setback and a height variance for a detached garage over the allotted square footage.

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

The applicant has requested 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.

- D. **Case #14-23 – All Seasons Sports Academy, LLC**
Block 476: Lot 3: M-3 Zone
2700 Hamilton Boulevard

The applicant has requested amended site plan approval for the approved plans to be divided into two phases. The first phase has already been constructed, with the second phase being completed at a later date.

6. **Hearing(s)**:
 - A. **Case #15-23 – Franco Del Salto**
Block 329.01: Lot 1: OBC-1 Zone
334 Hamilton Boulevard

The applicant is requesting a *Conditional Use Variance* for the property to be used for Bible Study and Worship Services as well as the continued use by the Knights of Columbus on select days.

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B. Case #16-23 – Vincent Jin, LLC
Block 284: Lot 28: M-3 Zone
304 Pulaski Street

The applicant is requesting a *Use Variance, Bulk Variances, and Minor Site Plan* approval for an equipment rental company to utilize the site.

C. Case #25-23 – Chick Fil A, Inc.
Block 528: Lot 46.04: OBC-3 Zone
4801 Stelton Road

The applicant is requesting a *use variance, bulk variance, and Preliminary and Final Site Plan* approval to add two (2) ordering station enclaves within the existing dual drive-thru lanes and related site improvements.

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