

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
December 17, 2024**

**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 #24-24 – Tulie Castro  
Block 97: Lot 15: R10 Zone  
129 W. Golf Avenue**

The applicant is requesting variances to build an addition, attached garage, and install a shed.

Addition side yard setback variance (left side yard): Required – 8' Requesting 4' Variance 4'

Attached garage side yard variance (right side yard): Required – 8' Requesting 1.4' Variance 6.6'

The shed exceeds the maximum square footage of 200 square feet - requesting 279 square feet.

*This matter was carried from the December 3, 2024 meeting.*

**B. Case #25-24 – Scott Benko  
Block 65: Lot 13: OBC1 Zone  
2215 Maple Avenue**

The applicant is requesting a secondary front yard variance to install a 12x12 shed.

Required – 30' Requesting - 0.5 ft Variance - 29.5'

*Commercial:*

**C. Case #21-23 – 1202 New Market Ave V1, LLC  
Block 284: Lot 5 & 10.01: M-3 Zone  
1202 New Market Avenue**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval for outdoor storage for vehicles.

**D. Case #05-24 – J.T.R Transportation Corp.  
Block 449: Lot 9, 10, 11.01, 11.02: M-3 Zone  
3046-3047 South Clinton Avenue**

The applicant is requesting a use variance for outdoor storage of vehicles, lot consolidation, and various bulk variances.

*This matter was carried from the October 29, 2024 meeting.*

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- E. Case #17-24 – Dream 250 Circle Drive, LLC  
Block 401: Lot 3,4, 5 & Block 390: Lot 1, 2  
M-3 & R10 Zone  
2225, 2237, 2243, 2271 Hamilton Blvd. & 117 Ryan St.**

The applicant has applied for Preliminary and Final Site Plan approval and use variance for the warehouse in the R-10 Zone, variances for height, lot coverage, parking stalls, driveway width, loading dock distance to a residential zone. The applicant is proposing to build two (2) warehouses

- 7. **Informal Hearings:** None.
- 8. **Old Business:** None.
- 9. **Correspondence:** None.
- 10. **Executive Session:** None.
- 11. **Adjournment:**