

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
August 19, 2025**

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 Courier News, and TAP 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 #16-22 – Edwin Cruz**
Block 164: Lot 23: R-7.5 Zone
301 O'Donohue Avenue

The applicant has requested an extension to their resolution.

- B. **Case #14-25 – Sean Franciscus**
Block 128: Lot 25: R-7.5 Zone
1909 Wickford Avenue

The applicant has requested a front yard setback variance for a front porch.

- C. **Case #16-25 – John Cleveland**
Block 420: Lot 22: R-1-2 Zone
2211 2nd Place

The applicant has requested a front yard setback variance for a front porch.

- D. **Case #08-25 – White Cap**
Block 255: Lot 23.02: M-3 Zone
110 Somogyi Court

The applicant has requested a use variance and preliminary and final site plan approval for the indoor and outdoor storage of construction equipment and materials with a 4,000 sq ft storage building, office trailer, and a new parking area.

6. **Hearing(s)**:

Commercial:

- A. **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 is to be carried to a later date)

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**B. Case #09-25 – Northeast Developers, Inc.
Block 254: Lot 41-44: R10 Zone
156 Oak Tree Avenue**

The applicant is requesting a *use variance, and Preliminary and Final Site Plan* approval construct a three (3) story mixed-use building with commercial space on the first floor and residential apartments on the second and third floors.

(This matter is to be carried to a later date)

**C. Case #16-24 – 12-13 New Market Avenue, LLC
Block 308: Lot 11 & 12: R1-2 Zone
1213 New Market Avenue**

The applicant is requesting a bifurcated use variance to construct a warehouse and office building.

(This matter is to be carried to a later date)

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