

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
July 15, 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**: TBD
5. **Resolution(s)**: TBD
6. **Hearing(s)**:

Homeowner:

- A. Case #16-25 – John Cleveland  
Block 420: Lot 22: R-1-2 Zone  
2211 2<sup>nd</sup> Place**

The applicant is requesting a front yard setback variance for a front porch.  
Required: 30' Existing 24.8' Proposed: 13.2' Variance: 16.8'

Commercial:

- B. 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.

- C. Case #05-25 – Vincent Randazzo Jr.  
Block 308: Lot 25: M-3 Zone  
2603 South Clinton Ave**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval to permit a general contractors office and storage yard with an accessory garage and storage building.

- D. Case #07-25 – Richard DeAndrea  
Block 295: Lot 9: M-3 Zone  
1907 Parker Avenue**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval to convert the existing two-family dwelling into a mixed-use structure.

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