

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
June 3, 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)**:
  - A. **Case #25-24 – Atlantic Oliver III 115 St. Nicholas Avenue, LLC  
Block 446: Lots 10.01 & 1.02: M-3 Zone  
115 St. Nicholas Ave & 115 Skyline Drive**

The applicant has requested preliminary and final site plan approval to continue the use at the property, amendment to conditions of the prior approval, modify the site development as it relates to the existing bollards along the skyline drive access area, and other additional improvements.

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

- A. **Case #21-24 – Main Street Associates, LLC  
Block 541: Lot 21: OPA-1 Zone  
Main Street**

The applicant is requesting use variance and preliminary and final site plan, use variance, and bulk variance approval to construct a three-story multifamily residential development with ten (10) units.

- 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.

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