

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
October 7, 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)**:
6. **Hearing(s)**:

Commercial:

**A. 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)

**B. Case #17-25 – SG Industrial Acquisitions, LLC
Block 523: Lot 2.04: OPA-1 Zone
152 West Street**

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* and approval to use the existing building and property for vehicle parking, maintenance and repairs including collision repairs, equipment and truck rentals and sales, construction equipment storage, flex space designed to accommodate a mix of office, warehouse light industrial uses including contractors and small scale storage.

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