

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
March 4, 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 #22-24 – Antonio & Salvatore Giannotta
Block 152: Lot 84: R10 Zone
941 Stockoff Lane**

The applicant has requested a variance to install a 12X24 shed at 288 square feet. The shed exceeds the maximum square footage of 200 square feet.

- B. **Case #27-24 – Henry & Emely Rodriguez
Block 32: Lot 2: R-7.5 Zone
317 Wadsworth Avenue**

The applicant has requested *a front yard setback variance* for an addition to their home including a 1ft cantilever into the front yard.

Required: 30' Requesting 24' Existing 25' Variance 6'

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

The applicant has requested 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.

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

The applicant has requested a secondary front yard variance to install a 12x12 shed.

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

6. **Hearing(s):**

Homeowner:

- A. **Case #04-25 – Shyam Patel
Block 405.02: Lot 5: R-1-2 Zone
217 Scalera Street**

The applicant is requesting *a variance* for a second story addition to the existing duplex home.

Required: 8' Requesting: 0' Variance – 8'

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Commercial:

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

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval for outdoor storage for vehicles. (Carried from January 7, 2025).
Requested to carry to a later date.

- C. Case #15-24 – IronClad Environmental Solution, Inc.
Block 289: Lot 7: M-3 Zone
242 Mack Place**

The applicant is requesting use variance and preliminary and final major site plan approval for outdoor storage for tanks, equipment, and parking

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