

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

November 21, 2023

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 Star Ledger and The Courier News 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 #16-23 – Vincent Jin, LLC
Block 284: Lot 28: M-3 Zone
304 Pulaski Street**

The applicant has requested a *Use Variance, Bulk Variances, and Minor Site Plan* approval for an equipment rental company to utilize the site.

**B. Case #26-23 – JSM at South Clinton LLC.
Block 448: Lot 4.06: M-3 Zone
3301-3393 South Clinton**

The applicant has requested *Amended Preliminary and Final Site Plan* approval to eliminate 1 of the 2 previously approved dumpster pads, provide a loading dock for deliveries, enlarge the curb radii. The applicant is also requesting a variance for a dumpster pad location where 10 feet is required off the side yard and 2.85 feet is being requested.

**C. Case #25-23 – Chick Fil A, Inc.
Block 528: Lot 46.04: OBC-3 Zone
4801 Stelton Road**

The applicant has requested a *use variance, bulk variance, and Preliminary and Final Site Plan* approval to add two (2) ordering station enclaves within the existing dual drive-thru lanes and related site improvements.

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

**A. Case #29-23 – Edwin and Carmen Pelaez
Block 2: Lot 9: R-10 Zone
1401 West 7th**

The applicant is requesting a *Front Yard and Secondary Front Yard Variances* for an addition.

**B. Case #30-23 – Wesley Mendes Dos Santos
Block 56: Lot 5: R-7.5 Zone
144 Sprague Avenue**

The applicant is requesting a *Front Yard variance* for a front porch.

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Commercial:

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

The applicant is requesting *a use variance, and Preliminary and Final Site Plan* approval for outdoor storage for vehicles.

7. **Informal Hearings:**

8. **Old Business:**

9. **Correspondence:**

10. **Executive Session:**

11. **Adjournment:**