

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

April 16, 2024

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

Homeowner:

- A. **Case #04-24 – Mohiul Khan**  
**Block 278: Lot 17: R-10 Zone**  
**115 Oakmoor Avenue**

The applicant is requesting a side yard setback variance to enlarge the kitchen of the existing home.

Required – 8' Requesting – 4' Variance – 4'

- B. **Case #06-24 – Karl Jackson**  
**Block 522: Lot 1: OPA-1 Zone**  
**132 South Avenue**

The applicant is requesting a variance to build an oversized garage at 40'X50'.  
Required – 576 sq. ft. Requesting – 2000' sq. ft. Variance – 1,424 sq. ft.

Commercial:

- A. **Case #02-24 – Philadelphia Church of New Jersey**  
**Block 476: Lot 7: M-3 Zone**  
**4475 South Clinton Avenue**

The applicant is requesting a conditional use variance for a house of worship.

- B. **Case #07-23 – Trans American Trucking Service, Inc.**  
**Block 46: Lot 1.02: M-3 Zone**  
**115 Skyline Drive**

The applicant is requesting a use variance as well as preliminary and final site plan to permit use of the existing building for mechanical work and repairs on trucks, trailers and machinery associated with the business.

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**C. Case #22-23 – 40 Cragwood Road Property LLC  
Block 528.01: Lot 47: M-2 Zone  
40 Cragwood Road**

The applicant is requesting a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a 300,000-square-foot warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements.

*(Carried from December 19, 2023)*

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