

**BOARD OF SOUTH PLAINFIELD  
BOARD OF ADJUSTMENT AGENDA  
DECEMBER 4, 2012 @ 7 pm.**

1. Roll Call and Open Public Meetings Act: This meeting is being held in accordance with the Open Public Meetings Act by posting a notice to The Observer and the Home News Tribune 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 witness after 10:30 pm.
3. Minutes: \* To be provided under separate cover \*  
Meetings of: October 2<sup>nd</sup> & October 16<sup>th</sup>, 2012
4. Resolutions: (1) TOTAL: \* To be provided under separate cover \*

- A. Case # 2-120 Quick Chek  
Block 488; Lots 4-7 & 8.01; OPA-1 Zone  
Durham Avenue & Helen Street

Mrs. Campagna made the motion, seconded by Mr. Hughes, to grant the applicant's request for a gasoline fueling station, canopy and various site improvements subject to additional voluntary conditions. Those in Favor: Bonanno, Campagna, Eichler, Hughes, Kaplan, Leonardis and Miglis.

5. Hearings: (6) Total:

- A. Case # 21-120 Vivek Patel  
Block 282; Lot 51.06; R-10 Zone  
10 Trista's Way

The homeowner is requesting permission for a 22' front yard setback in order to erect an addition, 30' is required.

- B. Case # 15-120 Michael Socha  
Block 404.03; Lot 1.01; R-10 Zone  
Harvard Ave. & St. John's Place

The applicant is requesting approval to erect a new (2) story single family dwelling w/ associated driveway and site grading.

\* Agenda info. in 10/11/12 packet\*\*

- C. Case # 21-110 Peter Ganiaris  
Block 284; Lots 19 & 24; M-3 Zone  
512 New Market Avenue

requesting approvals for a landscape vehicle and

Pls. see attached carry-to memo for January 2013 \*\*

- D. Case # 39-09/S/U/Vô Omni Construction \* Bifurcated \*  
Block 388; Lot 7.01; M-3 Zone  
446 Hollywood Avenue

The applicant is requesting site plan approvals for a contractors storage yard and (1) family residence.

- Pls. see attached carry-to memo for January 2013 \*\*

- E. Case # 16-12ô Fischer Brothers  
Block 4011 Lots 3.01 & 4; M-3 & R-10 Zones  
2225 Hamilton Blvd.

The applicant is requesting a use variance and site plan approval to use existing bays 1 & 2 of the garage/shop building for auto & truck repair.

- F. Case # 22-12ô National Realty/dba: Dickø Sporting Goods  
Block 528; Lot 67; OBC-3 Zone  
4999 Stelton Road

The applicant is requesting approvals to raise the front façade of the building for the purpose of mounting a sign for the above named tenant; additionally a new sign is proposed for the rear of the building as well.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence: ZBOA # 5-12ô Gregory Luersen. Block 284; Lot 4; M-3 Zone. The applicant has requested that this application be dismissed without prejudice.

10. Executive Session:

11. Adjournment: