

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
FEBRUARY 24, 2015 @ 7 pm.
PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE*****

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 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 witness after 10:30 pm.
3. Minutes: December 16, 2014 & January 6, 2015 Re-org. & regular Meetings.
4. Resolutions: (2) Attached:

A. Case # 25-14—Omni Construction
Block 388; Lot 7.02; M-3 Zone
446 Hollywood Avenue

Mr. Bonanno made the motion, seconded by Mr. Kaplan, to grant the applicant's request for a use variance to use the premises for a contractor's storage yard w/ waivers, bulk variances & preliminary & final site plan approval subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno & Kaplan. Those Opposed: Lemos & Eichler.

B. Case # 28-14—Paraco Gas Corporation
Block 472; Lot 33; RH Zone
4700 South Clinton Avenue

Mrs. Eichler made the motion, seconded by Mr. Lemos, to grant the applicant's for site plan approval w/ related waivers subject to additional voluntary conditions. Those in Favor: Leonardis, Miglis, Campagna, Bonanno, Kaplan, Eichler & Lemos.

5. Hearings: (3) Total:

A. Case # 2-15—Robert Gentile
Block 24; Lot 38; R-7.5 Zone
705 Wadsworth Avenue

The homeowner requests permission to erect a 288 sq. ft. vinyl shed; (2) bulk variances are requested.

B. Case # 3-15—Hekmatullah Amini
Block 404.04; Lot 1.03; R-10 Zone

510 Kosciusco Avenue

The homeowner requests that pavement be closer than 5 ft. to the property line; 2 ft. is proposed.

C. Case # 21-14—McGrath Rent. Corp.

Block 390; Lots: 28 & 18; M-3 Zone

Hollywood Avenue

- Last heard @ the 12/16/2014 Meeting.*
- The applicant is requesting a minor subdivision, use variance & preliminary & final site plan approvals for a storage yard for portable specialty tank vessels, container boxes & office trailers.
- A carry-to memo will be coming from the applicant's attorney for the April 7th meeting. **

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: