

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
JUNE 16, 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: June 2, 2015 Meeting.

4. Resolutions: (3) Total: V. Patel & Knight Owl Holdings are attached; D. & B. Green: to be provided under separate cover.**

A. Case # 1-15—Vivek Patel
Block 332; Lot 8; M-3 Zone
314 Pitt Street

Mr. Bonanno made the motion, seconded by Mrs. Campagna, to grant the applicant's request for a (2) family duplex. Those in Favor: None. Those Opposed: Miglis, Campagna, Eichler, Gustafson, Bonanno, Lemos & Cullen..
* Application was denied.*

B. Case # 5-15—Knight Owl Holdings II, LLC.
Block 308; Lots: 21 & 22; M-3 Zone
2495-2501 South Clinton Avenue

Mr. Gustafson made the motion, seconded by Mrs. Eichler, to grant the applicant's request for a use variance & preliminary & final site plan approval in order to use the premises for the rental of aerial lifts, construction equipment & outdoor storage subject to additional voluntary conditions.
Those in Favor: Lemos, Eichler, Gustafson, Bonanno, Campagna & Miglis.

C. Case # 8-15/Appeal—Dan & Beverly Green
Block 342; Lot 8; R-10 Zone
227 Kosciusco Avenue

Mr. Gustafson made the motion, seconded by Mr. Lemos, to affirm John Pabst's determination that the detached garage on the premises will require a use variance. Those in Favor: Bonanno, Campagna, Cullen, Eichler, Gustafson, Lemos & Miglis.

5. Hearings: (3) Total:

A. Case # 10-15—Tommaso Grasso
Block 398; Lot 2.10; R-10 Zone
Harvard Ave. & 201 St. John's Pl.

The applicant is requesting permission to erect a new single family home on an undersized lot.

B. Case # 21-14—McGrath Rent. Corp.
Block 390; Lots: 28 & 18; M-3 Zone
Hollywood Avenue

- Last heard @ the April 7th 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.

C. Case # 4-15/T/U Permit—E. & J. Pesianello
Block 390; Lots: 18 & 28; M-3 Zone
Hollywood Ave.

- Application was 1st scheduled on the Feb. 24th, 2015 agenda.
- The applicant is requesting approval for a temporary use permit for equipment & material storage.

6. Informal Hearings:

7. Old Business:

8. New Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: