

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

April 18, 2017

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 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**: March 21, 2017
5. **Resolution(s)**: (3)

- A. **Case #07-17 -- 500 Carlisle LLC
Block 118: Lots 5.02: R-10 Zone
500 Carlisle Street**

The applicant had requested a front yard setback: Required 30 feet – Proposed 17.3 feet.

- B. **Case #20-16 -- Steven Van Der Werf
Block 167: Lots 27: R-7.5 Zone
538 Franklin Avenue**

The applicant had requested a front yard setback: Required 30 feet – Proposed 25.51 feet.

- C. **Case #08-17 -- Thomas Cheung
Block 172: Lots 2: R-7.5 Zone
111 Florence Place**

The applicant had requested a variance to re-construct a home damaged by fire on a non-conforming lot size. Required 7,500 square feet – Existing 7,166 square feet.

6. **Hearing(s)**: (3)

- A. **Case #04-17 -- Shawn Janus
Block 426: Lots 7: R-10 Zone
140 New York Avenue**

The applicant is requesting a 7.4' front setback for roof over front porch and front steps. Required 30' – Proposed 22.8'. Continued from on March 7, 2017 hearing.

- B. **Case #18-16 -- James Felix Connors
Block 539: Lots 5: OPA-1 Zone
100 Main Street**

The applicant is requesting a Conditional Use for a contractor's storage yard. Bifurcated application.

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**C. Case #04-16 -- Robert Cusick
Block 311: Lot 9: R-10 Zone
1055 New Market Avenue**

The applicant is requesting a Preliminary and Final Minor Site Plan with Use & Bulk Variances.
Continued from January 17, 2017 hearing.

- 7. **Informal Hearings:**
- 8. **Old Business:**
- 9. **Correspondence:**
- 10. **Executive Session:**
- 11. **Adjournment:**