

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

April 4, 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 7, 2017
5. **Resolution(s)**:

**A. Case #01-17 -- J&P Real Estate Holdings LLC  
Block 403: Lots 7.04: R-10 Zone  
320 Beatrice Place**

The applicant requested two (2) bulk variances:  
Front yard setback – five foot (5') variance and Rear yard setback seventeen feet eight inches (17.8').

**B. Case #05-17 -- John Vazquez  
Block 41: Lots 5: R-7.5 Zone  
1601 Central Avenue**

The applicant requested a side yard setback – twenty four foot (24') variance.

6. **Hearing(s)**: (2 residential and 1 commercial application)

**A. Case #09-17 -- Micheal Pellegrini  
Block 34: Lots 19: R-7.5 Zone  
211 Firth Street**

The applicant is requesting two (2) variances: Detached garage – Maximum: 576 sq. ft. – Proposed: 720 sq. ft.  
Variance for 144 sq. ft. & Height – Maximum: 15 feet - Proposed: 16.5 feet'. Variance for 1.5 feet.

**B. Case #10-17 -- Michael King  
Block 184: Lots 8: R-10 Zone  
412 Ritter Avenue**

The applicant is requesting four (4) variances for existing non-conforming lot: front yard setback - 19.1 ft. variance;  
side yard setback - 3.6 ft. variance; lot width - 49.5 ft. variance and lot size - 206 sq. ft. variance.

**C. Case #02-17 -- Crisdel Group Inc.  
Block 477: Lots 5: M-3 Zone  
220 Ryan Street**

The applicant is requesting preliminary and final site plan with use variance.

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