

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

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

**A. Case # 36-17 -- Raymond Fasullo
Block 60: Lot 9: R-7.5 Zone
146 Fairmount Avenue**

The applicant requested the construction of a 10' X 8.5' deck to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 28.1' -- Required 30' -- Variance 1.9'; Lot Width: Existing 50' -- Required 75' -- Variance 25'.

**B. Case # 38-17 -- Michael A. Gregov
Block 166: Lot 17: R-7.5 Zone
1934 Grant Avenue**

The applicant requested the construction of a 10' X 20' sunroom to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 25, -- Required 30' -- Variance 5'; Lot Width: Existing 50' -- Required 75' -- Variance 25'

**C. Case # 37-17 -- Dave Spaydor
Block 420: Lot 17: R-1-2 Zone
2208 Second Place**

The applicant requested the construction of a 12' X 20' deck to a pre-existing non-conforming structure. Variances being requested: Front Yard Setback: Existing 26.7' -- Required 30' -- Variance 3.3'; Second Front Yard Setback (corner lot): Existing 13.7' -- Required 30' -- Variance 16.3'; Lot Width: Existing 50' -- Required 75' -- Variance 5'; Side Yard Setback: Existing 5.8' -- Required 8' -- Variance 2.2'.

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6. **Hearing(s):** (1 residential & 1 commercial)

**A. Case #35-17 -- Cedarwood VP, LLC
Block 167: Lot 35: R-7.5 Zone
570 Franklin Avenue**

The applicant is requesting to construct an add-a-level addition and a side porch to a pre-existing non-conforming situation. Variances being requested: Lot Width: Existing 50' -- Required 75' -- Variance 25'; Side Yard Setback: Existing 5.7' -- Required 8' -- Variance 2.3'; Front Yard Setback: Existing 25.7' -- Required 30' -- Variance 4.3'; Second Front Yard Setback (corner lot): Proposed 3.8' -- Required 30' -- Variance 26.2'.

**B. Case # 34-17 -- Fire & Safety Services Ltd
Block 477: Lot 4.01: M-3 Zone
200 Ryan Street**

The applicant is requesting two (2) Use Variances – Motor Vehicle Dealers License and Boat Dealers License.

7. **Informal Hearings:**

8. **Old Business:**

9. **Correspondence:**

10. **Executive Session:**

11. **Adjournment:**