

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 5, 2018

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**: May 15, 2018
5. **Resolution(s)**: (4 Resolutions)

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

The applicant was heard and approved for a 12' X 20' deck on November 21, 2017. The applicant had requested an amendment to construct a 14' X 20' deck to a pre-existing non-conforming structure. Same variances were 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'.

**B. Case # 13-18 -- Andres Mosquera
Block 57: Lot 15: R-7.5 Zone
245 East Golf Avenue**

The applicant had requested to construct an add-a-level to a pre-existing non-conforming dwelling. Variances requested: Front Yard Setback: Existing 24.54' -- Required 30' -- Variance 5.46'; Lot Width: Existing 50' -- Required 75' -- Variance 25'.

**C. Case # 14-18 -- Bruce & Cecilia Grand-Jean
Block 159: Lot 16: R-10 Zone
524 Sampton Avenue**

The applicant had requested to construct an 18'X24' detached garage, 12'X18' above ground pool and 10'X12' shed to a pre-existing non-conforming situation. Variance requested: Lot Width: Existing 88' -- Required 100' -- Variance 12'.

**D. Case # 16-18 -- Urszula & Przemyslaw Bienias
Block 318: Lot 11: R-10 Zone
423 Pitt Street**

The applicant had requested to construct a 14'X28' side addition to a pre-existing non-conforming dwelling. Variances requested: Front Yard Setback: Existing 24.2' -- Required 30' -- Variance 5.8'; Lot Width: Existing 75' -- Required 100' -- Variance 25'; Lot Area: Existing 7,500 sq. ft. -- Required 10,000 sq. ft. - Variance 2,500 sq. ft; Side Setback: Existing 3.4' -- Required 8' -- Variance 4.6'.

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6. Hearing(s): (4 Homeowners & 1 Commercial Application)

**A. Case #12-17 -- Dolores Martin
Block 148: Lot 2: R-7.5 Zone
1115 Walnut Avenue**

The applicant was heard and approved for an addition to a non-conforming home on May 2, 2017. The applicant is requesting an amendment to add a roof over the deck. Same variance being requested: Side Yard Setback -- Required: 8' -- Existing: 6.75' -- Variance 1.25'.

**B. Case # 17-18 -- Scott Bechtoldt
Block 418: Lot 1: R-10 Zone
2024 Hamilton Boulevard**

The applicant is requesting to construct a 5.5' X 18' front porch to a pre-existing non-conforming dwelling (corner lot). Variance being requested: Second Front Yard Setback: Existing 28.53' -- Required 30' -- Variance 1.47'.

**C. Case # 18-18 -- Erin Wyzykowski-Murphy
Block 369: Lot 3: R-10 Zone
1142 Lorraine Avenue**

The applicant is requesting to construct a 12'X20' shed and a 9' X 48.4' (approximate) greenhouse to a pre-existing non-conforming situation. Variances being requested: Lot Area: Existing 7,500 sq. ft. -- Required 10,000 sq. ft. -- Variance 2,500 sq. ft.; Lot Width: Existing 75' -- Required 100' -- Variance 25'; Front Yard Setback: Existing 19.7' -- Required 30' -- Variance 10.3'; Side Yard Setback: Existing 4' -- Required 8' -- Variance 4'; Shed (Accessory) Size: Maximum 200 sq. ft. -- Requesting 240 sq. ft. -- Variance 40 sq. ft. -- Shed (Accessory) Height: Maximum 15' -- Requesting 16' -- Variance 1'.

**D. Case # 07-18 -- Daniel VP LLC
Block 182: Lot 1: R-10 Zone
412 Lane Avenue**

Carried from April 3 and May 1, 2018 meeting... The applicant is requesting to construct a rear addition to a pre-existing non-conforming dwelling. Variances being requested: Front Yard Setback (2nd Front – Corner Lot): Existing 13.9' -- Required 30' -- Variance 16.1'; Lot Width: Existing 62.50' -- Required 100' -- Variance 38.50'; Lot Area: Existing 6,827 sq. ft. -- Required 10,000 sq. ft. -- Variance 3,173 sq. ft.

**E. Case # 10-18 -- Carvana, LLC
Block 473.01 & 473.02: Lot 5 & 6: OBC-3 Zone
3221 & 3201 Hamilton Boulevard**

The applicant is requesting Preliminary and Final Site Plan with a Use Variance for a warehouse / distribution and truck terminal with outdoor storage of vehicles.

F. Informal Hearings:

G. Old Business:

H. Correspondence:

I. Executive Session:

J. Adjournment: