

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 1, 2019

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, The Courier News, The Star Ledger 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**:
5. **Resolution(s)**:
6. **Hearing(s)**: (1 Residential – 1 Commercial)

**A. Case #15-19 – Tingley Properties, LLC
Block 3: Lot 21: R 10 Zone
811 Trinity Street**

The applicant requested to construct a 13' X 22' rear addition with an attached garage; a 1' cantilever on the front of the second floor with awnings; a 2' cantilever on the rear of the second floor; a new front porch; a new rear deck; to create a four (4) bedroom three bath home that requires the following variances: Front Yard Setback Variance (Trinity). Required 30' – Existing 24' – Variance 6'; Second Front Yard Setback Variance (Irving). Required 30' – Existing 27' – Variance 3'; Lot area: Required 10,000 square feet – Existing 8,000 square feet – Variance 2,000 square feet; Lot Width – Required 100' – Existing 80' – Variance 20'.

**B. Case #36-18 -- 1335 Associates LLC
Block 3: Lot 29: OBC-1 Zone (Overlay)
1335 West 7th Street**

The applicant is requesting a Preliminary and Final Site Plan with a Use Variance to construct a 3 story mixed use building - First floor retail – Second and third floor twelve (12) apartments in total that require variances.

Bifurcated application – Use Variance only. Variances being requested: Front Yard Setback: Required 15' – Proposing 3.82' – Variance 11.18'; Impervious Coverage: Maximum 80% - Proposing 80%; Density: Maximum 6 residential units – Proposing 12 residential units – Variance 6 residential units; Parking: Required 35 spaces – Proposing 22 – Variance 13.

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