

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

January 7, 2020

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 Star Ledger 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**: October 1, 2019
5. **Resolution(s)**:

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

The applicant requested a Preliminary and Final Site Plan approval.

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

**A. Case #17-19 – Lucas Grzech
Block 60: Lot 32.02: OBC-1 (R 7.5) Zone
Redding Avenue**

The applicant is requesting to construct a 2,163 square foot single family home with a loft that requires the following bulk variances. Lot Area: Required 7,500 sq. ft. – Proposing 5,150 sq. ft. – Variance 2,350 sq. ft.; Lot Width: Required 75' – Proposing 50' – Variance 25'; Front Yard Setback: Required 30' – Proposing 25.8' – Variance 4.2'; Building Coverage: Required (25%) 1,303 sq. ft. - Proposing 1,302 square feet - Variance 1 sq. ft. Carried from December 3, 2019.

**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. Carried from October 1, 2019 and December 3, 2019.

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**C. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard**

The applicant is requesting a *Preliminary and Final Site Plan* with *Use and Bulk Variances* to construct a 10,300 square foot retail building and 55,237 square foot warehouse. Carried from December 3, 2019.

**D. Case #36-18 -- All Seasons Sports Academy, LLC
Block 476: Lot 3: M-3 Zone
2700 Hamilton Boulevard**

The applicant is requesting an expansion of the Use Variance and Site Plan Approval to construct a multipurpose recreational field and additional parking.

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