

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

November 17, 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:**
5. **Resolution(s):**

**A. Case #14-20 – Angelo Pasale
Block 152: Lot 58: R-7.5 Zone
225 Ledden Terrace**

The applicant is requesting to construct a 24' X 30' detached garage that is over the permitted 576 square feet in the zone. Maximum – 576 square feet – Requesting 720 square feet – Variance - 144 square feet.

**B. Case #13-20 – Karl Jackson
Block 522: Lot 1: OPA-1 Zone
132 South Avenue**

The applicant is requesting to construct two (2) additional garages – 14' X 24' and 10' X 20' – where only an accessory building already exists and over maximum 200 square feet.

**C. Case #15-20 – Richard Stoecker
Block 314: Lot 3: R-10 Zone
443 (441) Carmine Avenue**

The applicant is requesting to construct an Add-A-Level that requires variances. Lot Width: Required 100' – existing 75' – variance 25' – Lot Size: Required 10,000 square feet – existing 7,500 square feet – variance 2,500 square feet – Front Yard Setback: required 30' – existing 19' - variance 11'.

**D. Case #16-20 – Euridice Boffard
Block 426: Lot 11: R-10 Zone
176 New York Avenue**

The applicant is requesting a use variance to construct an addition to be used as a mother/daughter home with second kitchen.

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6. Hearing(s): (2 Homeowners & 1 Commercial)

**A. Case #16-20 – Euridice Boffard
Block 426: Lot 11: R-10 Zone
176 New York Avenue**

The applicant is requesting a use variance to construct an addition to be used as a mother/daughter home with second kitchen.

**B. Case #18-20 – John Smith
Block 148: Lot 23: R-7.5 Zone
1559 Dumont Avenue**

The applicant is requesting to construct a 12' X 21' garage that requires variance. *Lot Width*: Required 75' – existing 60' – variance 15' and *Side Yard Setback*: required 8' – proposing – 5' variance 3'.

**C. Case #11-20 – GP Harmon Recycling, LLC
Block 480: Lot 1: M-3 Zone
200 Helen Street**

The applicant is requesting a *Use Variance, Preliminary and Final Site Plan* to operate a recycling facility.

6. Informal Hearings:

7. Old Business:

8. Correspondence:

9. Executive Session:

10. Adjournment: