

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

April 6, 2021

## 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 #01-21 – Gary Rollins  
Block 39: Lot 4: R-7.5 Zone  
1509 Kenyon Avenue**

The applicant requested to construct a 15' X 20' addition that requires a variance – corner lot. Variance required: 2<sup>nd</sup> Front Yard Setback – 30' required – 19' proposing – 11' variance.

**B. Case #02-21 – Dennis Hado  
Block 362: Lot 3: R-10 Zone  
Kenneth Avenue**

The applicant requested to construct 2,760 square foot home that requires variances: Lot Width – Required 100' – Proposing 75' – Variance 25'; Lot size – Required 10,000 square feet – Proposing 7,500 square feet – Variance 2,500 square feet.

6. **Hearing(s):**

**A. Case #12-20 – Project One Auto Sports, LLC  
Block 255: Lot 7.01: M-3 Zone  
375 Metuchen Road**

The applicant is requesting a *use variance* with *preliminary and final site plan* to store vehicles indoors for sale automobiles via the internet. (Carried from March 2, 2021.)

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