

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 7, 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 #13-21 – Cragwood Warehouse
Block 528.01: Lots 45.01, 45.02, 45.03: M-2 Zone
50 Cragwood Road**

The applicant has requested to construct a 59,649 sq ft warehouse with a 3,000 sq ft office space.
Applicant has requested to subdivide lots 45.02 and 45.03 to make one (1) lot.

6. **Hearing(s)**:

**A. Case #21-21 – Stolarz, Douglas
Block 68: Lot 4: R10 Zone
2028 Oxford Avenue**

The applicant is requesting a *variance* to install a manual crank tower for amateur radio use.

**B. Case #22-21 – Phagoo, Jagnarine
Block 148: Lot 19: R 75 Zone
1636 Clinton Avenue**

The applicant is requesting to rebuild their front and side steps.
Front Yard Setback: required 30' – proposing 22' – variance 8'
Secondary Front Yard Setback: required 30' – proposing 10" – variance 20"

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C. Case #23-21 – Siemienczuk, Alexander (Sema Properties)
Block 362: Lot 4: R-10 Zone
Kenneth Avenue

The applicant is requesting to build a single-family home on a vacant plot of land.

Lot area variance: required 100'x100' – proposing 75'x100'

Lot coverage variance: required 25% – proposing 27.7%

7. **Informal Hearings:**
8. **Old Business:**
9. **Correspondence:** 2022 Results of RFP's for Professional Services
10. **Executive Session:**
11. **Adjournment:**