

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 20, 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:** None
5. **Resolution(s):**

- A. **Case #11-21 – Nicholas Tomasso
Block 14: Lot 17: R-7.5 Zone
174 Morton Avenue**

The applicant requested to construct an Add-A-Level that required the following variances: Front Yard Setback: Required 30' – Existing 24.8' – Variance 15.2'; Side Yard Setback: Required 8' – Existing 5.69' & 5.7' – Variance 2.31" & 2.6."; Lot Width: Required 75' – Existing 50' – Variance 25'; Lot Area: Required 7,500 sq. ft. – Existing 5,000 sq. ft. – Variance 2,500 sq. ft.

6. **Hearing(s):**

- A. **Case #07-21 – Central Jersey Heat Sports Club, LLC
Block 308: Lot 14: M-3 Zone
1253 New Market Avenue**

The applicant is requesting a *use variance* to change the existing industrial building to a recreational use for volleyball practice.

- B. **Case #09-21 – Penske Truck Leasing Co, LP
Block 306 & 307: Lot 2-4 & 2.01: M-3 Zone
1410 Sage Street**

The applicant proposes to demolish the existing warehouse and construct a new parking lot to support the overflow from existing operations of rental of trucks and trailers.

7. **Informal Hearings:** None
8. **Old Business:**
9. **Correspondence:** None
10. **Executive Session:** None
11. **Adjournment:**