

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 18, 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 #06-21 – Mark Piano**  
**Block 313: Lot 19: R-10 Zone**  
**452 Carmine Avenue**

The applicant is requested to construct an Add-A-Level that required the variances.

B. **Case #32-18 -- JSM Holdings at South Plainfield LLC**  
**Block 535: Lot 9.01: M-1 & OPA-1 Zone**  
**2901 Hamilton Boulevard**

The applicant had requested a *Preliminary and Final Site Plan, Use and Bulk Variances*. This is an amendment to a previous resolution memorialized on March 19, 2019.

6. **Hearing(s)**:

A. **Case #05-21 – PS Atlantic Coast, LLC**  
**Block 523: Lot 2.01 & 2.04 (new): OPA-1 Zone**  
**120 McKinley Avenue**

The applicant requested an *amended final site plan* to a previously approved site plan – ZBOA #01-19 – (DCD Capital, LLC - formally 120 McKinley Avenue & 401 Durham Avenue)

B. **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.

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