

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 19, 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 #16-21 – Keisha (Caroll) Hills
Block 345: Lot 1: R-10 Zone
801 Garibaldi Ave

The applicant is requesting to construct a 2 X 8' bay window that requires 2 variances.
Font Yard Setback - Required 30' – Proposing – 23.4' Variance 6.6'.
Secondary Front Yard Setback: Required 30' – Proposing – 16.4' Variance 13.6'.

B. Case #18-21 – Lucas Grzech
Block 60: Lot 32.02: OBC-1(R-7.5) Zone
113 Redding Ave

The applicant is requesting to finish the basement if a new home that was constructed. The applicant was previously before the board *ZBOA#17-19, Resolution #2020-04*. The resolution states that the basement will be unfinished.

6. **Hearing(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 is requesting to construct a 59, 649 sq ft warehouse with a 3,000 sq ft office space.
Applicant is proposing to subdivide lots 45.02 and 45.03 to make one (1) lot.

7. **Informal Hearings**:
8. **Old Business**:

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA

October 19, 2021

9. Correspondence:

10. Executive Session:

11. Adjournment: