

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 5, 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 #14-21 – Van Phung**
Block 406.02: Lot 27: R-1-2 Zone
141 Zwolak Ct.

The applicant requested to construct 13 X 23' attached roof over patio on a Duplex.
Side Yard Setback: required 5' – proposing – 3' variance 2'.

B. Case #15-21 – Michael Townley
Block 47: Lot 11: R-7.5 Zone
342 Rahway Ave

The applicant requested to construct a 13 X 37' garage with an enclosed patio that requires variance.
Side Yard Setback: required 30' – proposing – 27' variance 3'.

6. **Hearing(s)**:
B. 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'.

C. 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.

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