

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 21, 2024

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 #02-24 – Philadelphia Church of New Jersey**
Block 476: Lot 7: M-3 Zone
4475 South Clinton Avenue

The applicant is requesting a conditional use variance for a house of worship.

- B. **Case #03-24 – Juliana Sacabio**
Block 263: Lot 4: R 7.5 Zone
1112 Maple Avenue

The applicant has requested a Secondary front yard setback variance to enlarge the kitchen of the existing home.

Required – 30' Existing - 16.9' Requesting – 14.1' Variance – 15.9'

- C. **Case #04-24 – Mohiul Khan**
Block 278: Lot 17: R-10 Zone
115 Oakmoor Avenue

The applicant is requesting a side yard setback variance to enlarge the kitchen of the existing home.

Required – 8' Requesting – 4' Variance – 4'

- D. **Case #06-24 – Karl Jackson**
Block 522: Lot 1: OPA-1 Zone
132 South Avenue

The applicant is requesting a variance to build an oversized garage at 40'X50'.

Required – 576 sq. ft. Requesting – 2000' sq. ft. Variance – 1,424 sq. ft.

- E. **Case #07-24 – Deborah Starr**
Block 40: Lot 1: R-15 Zone
411 Rahway Avenue

The applicant is requesting a variance to construct a pool house as an accessory structure in the rear yard.

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- F. Case #08-24 – Angelica Jimenez**
Block 231: Lot 17: R 7.5 Zone
139 W. Elmwood Drive

The applicant is requesting a variance to build an oversized shed at 12'X24'.
Maximum – 200 sq. ft. Requesting – 288' sq. ft. Variance – 88 sq. ft.

- G. Case #09-24 – Walter Thompson**
Block 46: Lot 27: R 7.5 Zone
1801 Wickford Road

The applicant is requesting a variance to build an addition to their existing 24'X24' detached garage.
Maximum – 576 sq. ft. Requesting – 960 sq. ft. Variance – 384 sq. ft.

6. Hearing(s):

Homeowner:

- A. Case #10-24 – John Espin**
Block 152: Lot 27: R-10 Zone
1506 Tooz Place

The applicant is requesting a variance to construct a front porch.
Required – 30' Existing - 16.9' Requesting – 25' Variance – 5'

Commercial:

- B. Case #03-23 – New York SMSA LP**
Block 101: Lot 1.01: OBC1 Zone
2002 Park Ave

The applicant is requesting a use and height variance as well as preliminary and final site plan approval to construct a wireless communications facility which includes a 103 ft tall monopole antenna. The applicant is also seeking a side yard variance to relocate a dumpster pad.

(Carried from April 2, 2024)

(Applicant has requested to carry to a later date)

7. Informal Hearings: None.

8. Old Business: None.

9. Correspondence: None.

10. Executive Session: None.

11. Adjournment: