

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

August 1, 2017

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 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)**: (2)

A. **Case #14-17 -- Socha Enterprises LLC**
Block 446: Lot 7: M-3
111 St. Nicholas Avenue

The applicant had requested a Preliminary and Final Minor Site Plan with Use and Bulk Variances.

B. **Case #13-17 -- Teitelbaum Partners LP**
Block 518: Lot 1: OPA-1
140 South Avenue

The applicant had requested an Interpretation and a Use Variance.

6. **Hearing(s)**: (5 residential applications)

A. **Case #23-17 -- Charles Howarth**
Block 206: Lot 7: R-10 Zone
105 DeFillipo Drove

The applicant is requesting bulk variances to construct an attached 20'X14' one car garage to a pre-existing non-conforming structure. Corner Lot. Variances being requested: Front yard setback: Requesting 26.58'...Required 30'...Variance 3.42' -- Lot width: Existing 85'...Required 100'...Variance 15' -- Lot size: Existing 9,663.50 square feet...Required 10,000 square feet...Variance 336.50 square feet.

B. **Case #25-17 -- Carlo & Dana Ricciardi**
Block 266: Lot 18: R-10 Zone
126 Lincoln Avenue

The applicant is requesting bulk variances to construct a 13'5" X 20'6" deck to a pre-existing non-conforming structure. Corner Lot. Variances being requested: Front yard setback: Existing: 25.6'...Required 30'...Variance 4.6' -- Front yard setback (corner lot): Existing: 5.1'...Required 30'...Variance 24.11' Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet

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**C. Case #26-17 -- Lisa Gryllis-White
Block 271: Lot 2: R-10 Zone
250 Oakland Avenue**

The applicant is requesting bulk variances to construct a rear and side addition to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25.96'...Required 30'...Variance 4.04' -- Side yard setback: Proposed 4'...Required 8'...Variance 4' -- Side yard setback: Existing 6.14'...Required 8'...Variance 1.86' -- Lot Width: Existing 50'...Required 100'...Variance 50'. Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet'.

**D. Case #27-17 -- Sergio Freitas
Block 27: Lot 7: R-7.5
122 Tompkins Avenue**

The applicant is requesting bulk variances to add dormers to a pre-existing non-conforming structure. Variances being requested: Side yard setback: Existing 5.7'...Required 8'...Variance 2.6' -- Lot Width: Existing 60'...Required 75'...Variance 15'.

**E. Case #28-17 -- Performance Building Enterprises LLC
Block 42: Lot 11: R-7.5
1610 Central Avenue**

The applicant is requesting bulk variances for an add-a-level to a pre-existing non-conforming structure. Variances being requested: Side yard setback: Existing 6.4'...Required 8'...Variance 1.8' -- Lot width: Existing 60'...Required 75'...Variance 15'.

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