

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

August 15, 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:** July 18, 2017
5. **Resolution(s):**

**A. Case #21-17 -- Chambers VP LLC
Block 99: Lot 10: R-10 Zone
111 Chambers Street**

The applicant requested bulk variances to construct an Add-A-Level to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25.1'...Required 30'...Variance 4.9' -- Side yard setback: Existing 5.7'...Required 8'...Variance 2.3' -- Lot size: Existing 5,000 square feet...Required 10,000 square feet...Variance 5,000 square feet -- accessory structure (shed) setback: Existing under 1'...Required 2'.

**B. Case #19-17 -- Darin & Michelle Larsen
Block 160: Lot 8: R-7.5 Zone
230 Ledden Terrace**

The applicant requested a side yard setback to construct a one story addition. Side setback: Proposed 5.1'... Required: 8'...Variance: 2.9'

**C. Case #20-17 -- Peter Lauria
Block 166: Lot 10: R-7.5 Zone
521 Melrose Avenue**

The applicant requested bulk variances to construct a deck to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 25'...Required 30'...Variance 5' -- Side yard setback: Existing 5.62' & 4.14'...Required 8'...Variance 1.38' & 3.96' -- Lot Width: Existing 60'...Required 75'...Variance 15' -- Lot size: Existing 6,000 square feet...Required 7,500 square feet...Variance 1,500 square feet.

**D. Case #22-17 -- Lee R. Honeycutt
Block 199: Lot 28: R-7.5
515 Brett Place**

The applicant requested bulk variances for a 597 square foot rear addition and deck to a pre-existing non-conforming structure. Variances being requested: Front yard setback: Existing 15'...Required 30'...Variance 15' -- Side yard setback: Existing 3.9'...Required 8'...Variance 4.1' -- Lot size: Existing 5,000 square feet...Required 7,500 square feet...Variance 2,500 square feet.

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6. Hearing(s): (2 residential applications & 1 commercial)

**A. Case #04-16 -- Robert Cusick
Block 311: Lot 9: R-10 Zone
1055 New Market Avenue**

The applicant is requesting a Preliminary and Final Minor Site Plan with Use & Bulk Variances.
Continued from January 17, 2017 hearing.

**B. Case #29-17 -- Ed Baksh
Block 105: Lot 7: R-10 Zone
128 Kenwood Avenue**

The applicant is requesting a rear yard setback to construct a 12'5" X 20' deck to a pre-existing non-conforming structure. Requesting: 17'...Required 20'...Variance 3'.

**C. Case # 10-16 -- GMP Contracting LLC
Block 297: Lot 4: M-3 Zone
2240 South Clinton Avenue**

The applicant is requesting a Use Variance with preliminary and final site plan to use the existing building for maintenance and service of its vehicles as well as outdoor storage of dump trucks, pick-up trucks and tractor-trailer. Bifurcated application. Use variance granted September 20, 2016. Returning for preliminary and file site plan.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: