

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 6, 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**: (2) April 18, 2017 and May 2, 2017
5. **Resolution(s)**:

- A. **Case #04-17 -- Shawn Janus**  
**Block 426: Lots 7: R-10 Zone**  
**140 New York Avenue**

The applicant requested a 7.4' front setback for roof over front porch and front steps.  
Required 30' – Proposed 22.8'.

- B. **Case #18-16 -- James Felix Connors**  
**Block 539: Lots 5: OPA-1 Zone**  
**100 Main Street**

The applicant requested a Conditional Use for a contractor's storage yard. Bifurcated application.

- C. **Case #12-17 -- Dolores Martin**  
**Block 148: Lot 2: R-7.5 Zone**  
**1115 Walnut Avenue**

The applicant requested a side yard setback for an existing non-conforming home for an addition.  
Required: 8' -- Existing: 6.75'

- D. **Case #03-17 -- Verizon New Jersey Inc.**  
**Block 528.01: Lot 46: OBC-3 Zone**  
**6000 Hadley Road**

The applicant requested a Preliminary and Final Site Plan with a Use Variance.

- E. **Case #11-16 -- A-Tech Landscape Design Inc.**  
**Block 294: Lot 1: M-3 Zone**  
**1525 New Market Avenue**

Revised previously adopted resolution.  
The applicant had requested a Preliminary and Final Site Plan with Use Variance.

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**6. Hearing(s):** (2 residential and 2 commercial applications)

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

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

**B. Case #18-17 -- Performance Building Enterprises LLC  
Block 43: Lot 11: R-7.5 Zone  
125 Rahway Avenue**

The applicant is requesting a side yard setback and lot width for an existing non-conforming structure for a rear addition and front porch. Side setback: Existing 6' -- Required 8'. Lot width: Existing 50' -- Required 75'.

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

The applicant is requesting a Preliminary and Final Minor Site Plan with Use and Bulk Variances.

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

The applicant is requesting an Interpretation and a Temporary Use Variance.

**7. Informal Hearings:**

**8. Old Business:**

**9. Correspondence:**

**10. Executive Session:**

**11. Adjournment:**