

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 17, 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:** October 3, 2017
5. **Resolution(s):** (3)

- A. **Case #31-17 -- Dave Butrico (Mike Buteas – Representative/Contractor)**
Block 407: Lot 41.01: R-10 Zone
153 Somerset Street

The applicant is requesting to construct an Add-A-Level to a pre-existing non-conforming situation. Variance being requested: Lot Width: Existing 75' -- Required 100'.

- B. **Case #32-17 -- Jordon & Veronica Cohen**
Block 228: Lot 23: R-7.5 Zone
142 Gubernat Drive

The applicant is requesting bulk variances to construct a rear deck to a pre-existing non-conforming structure. Variances being requested: Lot Width: Existing 65' -- Required 75' -- Variance 10'; Side yard setback: Existing 7.59' -- Required 8' -- Variance .49'.

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

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

6. **Hearing(s):** (1 residential & 1 commercial application)

- A. **Case #33-17 -- Lisa & Joseph Dato**
Block 127: Lot 4: R-7.5 Zone
182 South Madison Drive

The applicant is requesting to construct an addition and a garage to a pre-existing non-conforming situation. Variance being requested: Lot Width: Existing 65' -- Required 75' -- Variance 10'; Side Yard Setback: Existing 7.8' -- Required 8'; Side Yard Setback: Requesting 1.9' -- Required 8' -- Variance 6.3'

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA**

October 17, 2017

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

The applicant is requesting Preliminary and Final Site Plan approval 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. Continued from August 15, 2017.

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