

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

August 20, 2019

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 Courier News, The Star Ledger 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)**:
6. **Hearing(s)**: (3 Residential – 2 Commercial)

A. Case #11-19 – Sehal Patel
Block 254: Lot 17.01 – C0002: R 1-2 Zone
156 Teeple Place

The applicant is requesting to construct a roof over front landing and steps that requires a Front Yard Setback Variance. Required 30' – Requesting 25' – Variance 5'.

B. Case #12-19 – Dinesh Patel
Block 254: Lot 17.01 – C0001: R 1-2 Zone
154 Teeple Place

The applicant is requesting to construct a roof over front landing and steps that requires a Front Yard Setback Variance. Required 30' – Requesting 25' – Variance 5'.

C. Case #13-19 – Mark Sprenger
Block 160: Lot 15: R 10 Zone
622 Sampton Avenue

The applicant is requesting to construct a 14' X 13.7' rear deck and enclose an existing porch that requires a Second Front Yard Setback Variance. Required 30' – Existing 4.6' (house) and proposing 15' (deck) – Variance 25.4 (house) and 15' (deck).

D. Case #44-18 – T-Mobile Northeast, LLC
Block 528.01: Lot 46.03: RH Zone
4701 Stelton Road

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a twelve (12) communication antennas and generator.

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- E. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a 10,300 square foot retail building and 55,237 square foot warehouse.

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