

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 3, 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:** September 17, 2019
5. **Resolution(s):**

**A. Case #14-19 – Debbie Malecki  
Block 212: Lot 15: R-7.5 Zone  
125 Avon Avenue**

The applicant requested to construct a 34' X 28' X 15' – 952 square foot detached garage which requires a variance. Maximum size allowed – 576 square feet; Proposing 952 square feet; Variance 376 square feet

**B. Case #38-18 – Jain Vishwa Bharti of North America, Inc.  
Block 267: Lot 9: HDD Zone  
155 Front Street**

The applicant requested an Amended Preliminary and Final Site Plan with Conditional Use & Bulk Variances to construct two two-story additions – 590 square feet and 1,488 square feet.

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

The applicant requested a Preliminary and Final Site Plan approval.

6. **Hearing(s):** (2 Residential – 2 Commercial)

**A. Case #16-19 – Guy Moretti  
Block 399: Lot 3: R 10 Zone  
Kosciusko Avenue**

The applicant is requesting to construct a 1,788 square foot single family home that requires the following bulk variances. Lot Area: Required 10,000 sq. ft. – Proposing 5,000 sq. ft. – Variance 5,000 sq. ft.; Lot Width: Required 100' – Proposing 50' – Variance 50'; Second Front Yard Setback: Required 30' – Proposing 14' – Variance 16'; Building Coverage: Required 25% - Proposing 20.4% - Variance 4.6%.

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 3, 2019

**B. Case #17-19 – Lucas Grzech**  
**Block 60: Lot 32.02: OBC-1 (R 7.5) Zone**  
**Redding Avenue**

The applicant is requesting to construct a 2,163 square foot single family home with a loft that requires the following bulk variances. Lot Area: Required 7,500 sq. ft. – Proposing 5,150 sq. ft. – Variance 2,350 sq. ft.; Lot Width: Required 75' – Proposing 50' – Variance 25'; Front Yard Setback: Required 30' – Proposing 25.8' – Variance 4.2'; Building Coverage: Required (25%) 1,303 sq. ft. - Proposing 1,302 square feet - Variance 1 sq. ft.

**C. Case #36-18 -- 1335 Associates LLC**  
**Block 3: Lot 29: OBC-1 Zone (Overlay)**  
**1335 West 7<sup>th</sup> Street**

The applicant is requesting a Preliminary and Final Site Plan with a Use Variance to construct a 3 story mixed use building - First floor retail – Second and third floor twelve (12) apartments in total that require variances.

**Bifurcated** application – Use Variance only. Variances being requested: Front Yard Setback: Required 15' – Proposing 3.82' – Variance 11.18'; Impervious Coverage: Maximum 80% - Proposing 80%; Density: Maximum 6 residential units – Proposing 12 residential units – Variance 6 residential units; Parking: Required 35 spaces – Proposing 22 – Variance 13. Carried from October 1, 2019.

**D. 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: