

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

January 15, 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 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)
 - a. November 20, 2018
 - b. December 4, 2018
5. **Resolution(s)**:
6. **Hearing(s)**: (3 Commercial)

**A. Case # 7-16 -- John & Eugene Pesaniello (Gene's Auto Wreckers)
Block 390: Lot 18 & 28: M-3 Zone
459 & 499 Hollywood Avenue**

The owners are requesting a use variance for an outdoor storage yard.

**B. Case #28-18 -- Fischer Group LLC
Block 401: Lots 3.01 & 4: M-3 & R-10 Zone
2225 Hamilton Boulevard**

The applicant is requesting a *Use Variance, Preliminary and Final Site Plan and Bulk Variances* to construct a garage/shop and office building. Variances being requested: Front Yard Setback (House) – Required 50 feet – Existing 3.2 feet – Variance 46.8 feet --- Front Yard Setback (Office) – Required 50 feet – Requesting 6.2 feet – Variance 43.8 feet --- Side Yard Setback (House) – Required 30 feet – Existing 2.5 feet – Variance 27.5 --- Side Yard Setback (Garage) – Required 30 feet – Requesting 10 feet – Variance 20 feet. Bifurcated.

**C. Case #32-18 -- JSM Holdings at South Plainfield LLC
Block 535: Lot 9.01: M-1 & OPA-1 Zone
2901 Hamilton Boulevard**

The applicant is requesting a *Preliminary and Final Site Plan, Use and Bulk Variances* to construct a 10,080 square foot retail building with drive-thru, an 80,222 square foot office with workshops and contractor's storage yard. Continued from November 11, 2018.

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