

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 16, 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 Star Ledger 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**:
5. **Resolution(s)**:

**A. Case #03-19 – Frank Cepparulo  
Block 122: Lot 77: R-7.5 Zone  
72 Leeds Drive**

The applicant is requesting to construct a 6' X 30' covered front porch that requires a bulk variance. Bulk variance being requested - Front Yard Setback – Required 30' – Requesting 25' – Variance 5'.

**B. Case #33-18 – 702 Hamilton LLC  
Block 327: Lot 4: OBC-1 Zone  
702 Hamilton Boulevard**

The applicant is requesting a minor subdivision with preliminary and final site plan that requires a use variance and bulk variances. Use Variance – four (4) family home pre-existing condition. Bulk Variances being requested: Lot Area – Required 10,000 square feet – Proposing 5,000 and 7,500 square feet – Variance 5,000 and 2,500 square feet: Lot Width – Required 100' – Proposing 50' each lot – Variance 50' each lot: Front Yard Setback (existing home): Required 30' - Existing 3.7' – Variance 26.3'; Side Yard Setback (left - subdivision line with existing home): Required 15' – Proposing 13.3' – Variance 1.7'; Side Yard Setback (right of existing home): Required 15' – Existing 9.9' – Variance 5.1'.

6. **Hearing(s)**: (1 Homeowner & 2 Commercial)

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

The applicant is requesting a Preliminary and Final Minor Site Plan with Use & Bulk Variances. Carried from April 16, 2019 and May 21, 2019.

**B. Case #15-18 -- Starlight Properties, LLC  
Block 528.01: Lot 45.01: M-2 Zone  
50 Cragwood Avenue**

The applicant is requesting a subdivision and preliminary and final site plan approval that requires a use and bulk variances. Lot Width - Required: 300 feet – Proposing: 149 and 174 feet - Variance: 151 and 126 feet. Carried from March 19, 2019 and May 21, 2019.

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- C. Case #01-19 – DCD Capital, LLC  
Block 523: Lot 9: OPA-1 Zone  
401 Durham Avenue & 120 McKinley Street

The applicant is requesting a Preliminary and Final Site Plan with a subdivision that requires bulk variance to construct a four-story, 96,750 square foot storage unit building along with a use variance for a billboard. Carried from June 4, 2019.

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