

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 2, 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:** May 21, 2019
5. **Resolution(s):**

**A. 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 Commercial)

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

The applicant is requesting 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.

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