

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

September 17, 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:** May 21, 2019; June 4, 2019; June 18, 2019; July 2, 2019; July 16, 2019
5. **Resolution(s):**

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

The applicant requested 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 requested 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 requested 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 #15-18 -- Starlight Properties, LLC
Block 528.01: Lot 45.01: M-2 Zone
50 Cragwood Avenue

The applicant requested a subdivision and preliminary and final site plan approval that required a use and bulk variances. Lot Width - Required: 300 feet – Proposing: 149 and 174 feet - Variance: 151 and 126 feet.

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

The applicant requested 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. Billboard was withdrawn.

- F. Case #06-19 -- Christian & Tisha Villagomez**
Block 431: Lot 2: R-10 Zone
1600 Peek Street

The applicant is requested to construct a 24' X 29' X 15' attached two-car garage with a breezeway that requires bulk variances. Variances being requested: Front Yard Setback: Required: 30' – Proposing: 20' 8" - Variance: 9' 4"; Side Yard Setback: Required: 8' – Proposing: 5' - Variance: 3'

6. Hearing(s): (1 Residential – 2 Commercial)

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

The applicant is requesting 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 #42-18 – Billybordz 287, LLC**
Block 528.01: Lot 46.04: M-2 Zone
5000 Hadley Road

The applicant is requesting a Preliminary and Final Site Plan with Conditional Use & Bulk Variances to construct a billboard. Carried from June 18, 2019.

- C. 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: