

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
June 2, 2020**

**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:** January 7, 2020, January 7, 2020 (re-organization), February 4, 2020
5. **Resolution(s):** (3)

**A. 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.. Previously heard on December 3, 2019 and January 7, 2020.

**B. Case #01-20 – Marc Della Ventura  
Block 183: Lot 6: R-10 Zone  
309 Manning Avenue**

The applicant is requesting to construct an 18' X 30' single story addition that requires the following variances: Front Yard Setback: Required 30' – Requesting 24.9' – Variance 5.1'; Second Front Yard Setback (Corner Lot): Required 30' – Requesting 16' – Variance 14'.

**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. Heard on October 1, 2019, December 3, 2019 and January 7, 2020.

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6. **Hearing(s):** None
7. **Informal Hearings:**
8. **Old Business:**
9. **Correspondence:**
10. **Executive Session:**
11. **Adjournment:**