

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

September 15, 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 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**: None
5. **Resolution(s)**:

- A. **Case #05-20 – PSE&G**
Block 256: Lot 1: M-3 Zone
333 Hamilton Boulevard

The applicant requested a *Temporary Use* variance to store monopoles and supporting office trailers for 24 months.
Adjourned from July 21, 2020.

- B. **Case #36-18 -- All Seasons Sports Academy, LLC**
Block 476: Lot 3: M-3 Zone
2700 Hamilton Boulevard

The applicant requested an expansion of the Use Variance and Site Plan Approval to construct a multipurpose recreational field and additional parking.

- C. **Case #36-18 -- 1335 Associates LLC**
Block 3: Lot 29: OBC-1 Zone (Overlay)
1335 West 7th Street

The applicant requested 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 approved June 6, 2020. 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

6. **Hearing(s)**: (1 Homeowners & 1 Commercial)

- A. **Case #10-20 – Denise Sbailo**
Block 173: Lot 28: R-7.5 Zone
139 Robert Place

The applicant is requesting to construct a 11' X 14' front porch with roof over.

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- B. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a 10,300 square foot retail building and 55,237 square foot warehouse.

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