

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

August 16, 2022

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)**:
6. **Hearing(s)**:
Homeowner:

- A. **Case #16-22 – Edwin Cruz**
Block 164: Lot 23: R-7.5 Zone
301 O'Donohue Ave

The applicant is requesting a *front yard setback* for a front porch.
Required – 30' Proposed – 25.38' Variance – 5.38'

Commercial:

- B. **Case #36-18 – 1335 Associates, LLC**
Block 3: Lot 29: R-7.5 Zone
1335 West 7th Street

The applicant is requesting a 1-year extension of approval to September 15, 2023.

- C. **Case #01-22 – Charles and Kimberly Gruver**
Block 448: Lot 4.03: PRD-1 Zone
1888-1890 2nd Place

The applicant is requesting a minor subdivision of a duplex which would create a zero-lot line.

- D. **Case #20-20 – TFJ South Plainfield 1, LLC.**
Block 495: Lot 2: M-3 Zone
2775 Park Avenue

Letter for reconsideration of denial given on July 19, 2022. The applicant is requesting a *front yard setback* for a self-storage facility previously approved March 16, 2021. This matter was denied on July 19, 2022, and the applicant is asking for reconsideration.
Required – 50' Proposed – 38' Requesting – 12'

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**A. Case #02-22 – B. Benji, LLC and R+E Realty
Block 539: Lots 1-4 & 6: OPA-1 Zone
2531 Hamilton Boulevard**

Applicant is requesting a *use variance* for the parking of commercial vehicles, landscape vehicles and trucks as well as sale of these vehicles, trucks, and equipment. In addition, outside storage with storage units and a 40-foot-high warehouse, with possible future use for retail stores and shops.

**B. Case #09-22 – Bengi Management
Block 538: Lots 1&2: OPA-1 Zone
Hamilton Boulevard**

Applicant is requesting a *use variance* for the parking of commercial vehicles, landscape vehicles and trucks as well as sale of these vehicles, trucks, and equipment. In addition, outside storage with storage units and a 40-foot-high warehouse, with possible future use for retail stores and shops.

**C. Case #10-22 – B Bengi LLC
Block 535: Lots 12 & 13: OPA-1 Zone
Hamilton Boulevard**

Applicant is requesting a *use variance* for the parking of commercial vehicles, landscape vehicles and trucks as well as sale of these vehicles, trucks, and equipment. In addition, outside storage with storage units and a 40-foot-high warehouse, with possible future use for retail stores and shops.

7. Informal Hearings:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: