

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 6, 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)**:

- A. **Case #07-22 – Robert and Patricia Stilo – Stilo Excavating
Block 308: Lot 37: M-3 Zone
3005 Anderson Street**

The applicant has requested a *variance* to build a one -story (20 foot high) building measuring 50' by 110' for equipment storage.

- B. **Case #19-21 – Bridge Acquisition
Block 528.01: Lot 45.08: M-2 Zone
1 Cragwood Road**

The applicant has requested *preliminary and final site plan* approval for a warehouse with distribution.

6. **Hearing(s)**:

Homeowner:

- A. **Case #21-22 – Michael and Keleigh Somolinski
Block 146: Lot 7: R-7.5 Zone
1514 Windrew Ave**

The applicant is requesting a *side yard setback variance* to build a 2nd story addition on their existing home on a non-conforming lot.

Required – 8' Proposed – 5.34' Variance – 2.66'

- B. **Case #22-22 – Michael Lambert
Block 196: Lot 14: R-7.5 Zone
119 Lee Place**

The applicant is requesting a *front yard and side yard setback variance* to build a 2nd story addition on their existing home on a non-conforming lot including a front porch.

Front yard variance: Required – 30' Existing – 24.7' Proposed – 19.7' Variance – 10.3'
Side yard variance: Required – 8' Proposed – 6.1' Variance – 1.9'

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Commercial:

- C. Case #25-21 – JMSM, LLC**
Block 528: Lot 46.06: M-2 Zone
4001-4081 Hadley Road

The applicant is requesting a *Use Variance* with Preliminary and Final Site Plan for a warehouse with 117,976 square feet of warehouse area and 13,108 square feet of office space.

7. **Informal Hearings:** None.
8. **Old Business:**
9. **Correspondence:**
10. **Executive Session:**
11. **Adjournment:**