

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 19, 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 #15-22 – Vijay Shah**
Block 315.02: Lot 5: R-10 Zone
1014 Pitt Street

The applicant has requested a *rear yard variance* to build a 16X14 deck.
Required: 20' – Proposed 17.5' – Requesting – 16'

6. **Hearing(s)**:
 - A. **Case #20-20 – TFJ South Plainfield 1, LLC.**
Block 495: Lot 2: M-3 Zone
2775 Park Avenue

The applicant is requesting a *front yard setback* for a self-storage facility previously approved March 16, 2021.
Required – 50' Proposed – 38' Requesting – 12'

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

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

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