

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

November 1, 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)**:

**A. Case #07-22 – Fredrick Landgraber
Block 307: Lot 6: M-3 Zone
1521 Sage Street**

The applicant is requesting a *use variance* to use the single-family dwelling as office space as well as using the rear of the property for a contractor storage yard.

**B. Case #13-22 – New Image Landscaping
Block 535: Lot 10.01: M-1 Zone
2801 Hamilton Boulevard**

The applicant is requesting to build a 3,600 square foot one (1) story building and an asphalt parking area with 12 parking stalls.
Parking Variance: 25 Required - 12 proposed

**C. Case #02-22 – B. Benji, LLC
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.

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**D. 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.

**E. 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:** None.
8. **Old Business:**
9. **Correspondence:**
10. **Executive Session:**
11. **Adjournment:**