

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 4, 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 #17-22 – Christina Clark
Block 166: Lot 21: R-7.5 Zone
522 Harrison Ave**

The applicant has requested a *side yard setback* for an AC condenser.
Required – 8' Proposed – 2.4' Variance – 5.6'

**B. Case #18-22 – Jon Dean
Block 222: Lot 49: R-15 Zone
3321 Evergreen Lane**

The applicant has requested a variance for a 14'x26' (364 sq. ft) woodshed.

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

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

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

**A. Case #19-22 – Michael Kistler
Block 16: Lot 5: R-7.5 Zone
1210 Maltby Ave**

The applicant is requesting a front yard variance to build an addition onto the home.
Required – 30' Proposed – 21.5' Variance – 4.9

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Commercial:

- B. Case #18-19 – Leiria Towing and Sales, Inc.
Block 449: Lot 11.01 & 11.02: M-3 Zone
3047 South Clinton Avenue**

The applicant is requesting a *use variance* as well as *variances for lot area, lot width and lot coverage* for a construction storage yard.

- C. 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.

- 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:

8. Old Business:

9. Correspondence:

10. Executive Session:

11. Adjournment: