

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

August 15, 2023

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 #17-23 – Bernice Marshall**
Block 354: Lot 14: R-10 Zone
318 Belmont Avenue

The applicant is requesting a lot width variance to build a new home on an existing undersized lot. The lot width is 93.40 feet where 100 feet is required.
Required – 100' Proposed – 93.40' Variance – 6.6'

- B. **Case #18-23 – Angelo Angelini**
Block 124: Lot 3: R-7.5 Zone
59 Leeds Drive

The applicant is requesting a side yard variance for a deck.
Required – 8' Proposed – 6' Variance – 2'

Commercial:

- A. **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.
(Carried from July 18, 2023)

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