

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

December 5, 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)**:

- A. **Case #29-23 – Edwin and Carmen Pelaez**
Block 2: Lot 9: R-10 Zone
1401 West 7th

The applicant has requested a *Front Yard and Secondary Front Yard Variances* for an addition.

6. **Hearing(s)**:

Homeowner:

- A. **Case #31-23 – Jonathan Conroy**
Block 22: Lot 8: R-7.5 Zone
1830 Grant Ave

The applicant is requesting a *Secondary Front Yard Variance* for a deck.

Commercial:

- A. **Case #03-23 – New York SMSA LP**
Block 101: Lot 1.01: OBC1 Zone
2002 Park Ave

The applicant is requesting a use and height variance as well as preliminary and final site plan approval to construct a wireless communications facility which includes a 103 ft tall monopole antenna. The applicant is also seeking a side yard variance to relocate a dumpster pad.

(Carried from 10/3/2023)

B. **Informal Hearings**:

C. **Old Business**:

D. **Correspondence**:

E. **Executive Session**:

F. **Adjournment**: