

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

January 17, 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:** April 19, 2022, May 3, 2022.
5. **Resolution(s):**

**A. Appointment of Board Professionals - 2022**

**B. Meeting Dates – 2022**

**C. Designation of Official Newspaper - 2022**

**D. Case #21-22 – Michael and Keleigh Somolinski  
Block 146: Lot 7: R-7.5 Zone  
1514 Windrew Ave**

The applicant has requested a *side yard setback variance* to build a 2<sup>nd</sup> story addition on their existing home on a non-conforming lot.

Required – 8' Proposed – 5.34' Variance – 2.66'

**E. Case #22-22 – Michael Lambert  
Block 196: Lot 14: R-7.5 Zone  
119 Lee Place**

The applicant has requested a *front yard and side yard setback variance* to build a 2<sup>nd</sup> story addition on their existing home on a non-conforming lot including a front porch.

Front yard variance: Required – 30' Existing – 24.7' Proposed – 19.7' Variance – 10.3'

Side yard variance: Required – 8' Proposed – 6.1' Variance – 1.9'

**F. Case #25-22 – Austin Rivera  
Block 404: Lot 15: R-10 Zone  
4 Perth Place**

The applicant has requested a *front yard setback variance* to build a front porch as part of the 2<sup>nd</sup> story addition.

Required – 30' Proposed – 23.9' Variance – 6.1'

**G. Case #01-22 – Charles and Kimberly Gruver  
Block 448: Lot 4.03: PRD-1 Zone  
1888-1890 2<sup>nd</sup> Place**

The applicant is requesting a minor subdivision of a duplex which would create a zero-lot line.

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA

January 17, 2023

6. Hearing(s):

- 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 December 6, 2022, to January 17, 2023)

- B. **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.  
(Carried from December 20, 2022, to January 17, 2023)

7. Informal Hearings: None.

8. Old Business: None.

9. Correspondence: None.

10. Executive Session: None.

11. Adjournment: