

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

January 3, 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:** None.
5. **Resolution(s):** None.
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)

**C. Case#24-22 – A-Tech Landscaping  
Block: Lot: M-3 Zone  
1519 & 1525 New Market Ave**

The applicant is requesting preliminary and final site plan, lot consolidation of Lots 1 & 2 in Block 294, use and bulk variances. The Applicant is requesting to consolidate Lots 1 & 2 in Block 294 into a single lot to be used as a new 3,600 square feet contractor's office, shop building and a landscaping storage yard for a landscaping business.  
(Request to carry to February 7, 2023.)

7. **Informal Hearings:** None.
8. **Old Business:** None.
9. **Correspondence:** None.

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10. **Executive Session:** None.

11. **Adjournment:**