

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

June 20, 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 #01-23 – Steven Mancuso**  
**Block: 201 Lot: 23 R-10 Zone**  
**291 South Plainfield Avenue**

The applicant is requesting a *front yard* setback variance to install a front porch.  
*Required – 30' Proposed – 23.5' Variance – 6.5'*

**B. Case#12-23 – Allison Teller**  
**Block: 196 Lot: 11 R 7.5 Zone**  
**129 Lee Place**

The applicant is requesting a *front yard and side yard* setback variance to build a decorative façade which will cantilever out.

Front: Required – 30' Proposed – 23.5' Variance – 6.5'  
Side: Required- 8' Existing – 4.8' Variance 3.2'

6. **Hearing(s):**

*Homeowner:*

**A. Case #13-23 – Anthony Celentan**  
**Block: 363 Lot: 3.2 R 10 Zone**  
**439 Delmore Avenue**

*The applicant is requesting a rear yard setback variance to build a deck.*  
*Required – 20' Proposed – 18' Variance – 2'*

*Commercial:*

**A. Case #08-23 – Universal Marine Medical Supply International, LLC**  
**Block 528: Lot 46.22: M-2 Zone**  
**107 Corporate Blvd**

The applicant is requesting an Interpretation of the Zoning Ordinance to operate their Distribution business from this location.

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