

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 16, 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 #09-23 – Sejal Patel**  
**Block :254 Lot :17.01 R 1-2 Zone**  
**156 Teeple Place**

*The applicant is requesting a front yard setback variance to install a roof over the front porch.  
Required – 30' Proposed – 25' Variance – 5'*

- B. **Case#10-23 – Alba Aucapina**  
**Block: 188 Lot: 4 R-10 Zone**  
**124 Merchants Avenue**

The applicant is requesting a side yard setback variance to renovate the existing structs to a garage.  
Required – 8' Proposed – 2.5' Variance - 5.5'

*Commercial:*

- A. **Case #02-23 – 1400 Hamilton Boulevard, LLC**  
**Block 428: Lot 1: R-10 Zone**  
**1400 Hamilton Boulevard**

The applicant is requesting a *Use Variance with Preliminary and Final Site Plan* to demolish the existing dwelling and all site features and construct a 2,496 sq. ft. two-story mixed-used building with two (2) 1,248 sq. ft. offices on the first floor and two (2) 2-bedroom residential units on the second floor.  
*(Carried from May 2, 2023)*

7. **Informal Hearings:**

8. **Old Business:**

9. **Correspondence:**

10. **Executive Session:**

11. **Adjournment:**