

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 2, 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 #21-22 – Richard and Jenny Dosch
Block 216: Lot 10: R-10 Zone
407 S. Plainfield Ave**

*The applicant has requested a secondary front yard setback variance to install a shed.
Required – 30' Proposed – 7' Variance – 23'*

- B. **Case #23- 22 - Fusion Fantacies, LLC
Block 254: Lot 1.02: M-3 Zone
124 Case Drive**

The Applicant proposes to construct an approximate 2,550 square foot addition to the northeast corner of the existing building to serve as a ceremony room. This proposed ceremony room will allow customers to have their civil or religious ceremony on the same site as the reception event for their occasion.

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'*

Commercial:

- B. **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.

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