

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

October 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**:
5. **Resolution(s)**:

- A. **Case #19-23 – Carlos Cherres**
Block 138: Lot 15: R-7.5 Zone
1238 Walnut Avenue

The applicant has requested a front yard setback, rear yard setback, and lot depth variance to build a 2nd story and an addition.

- B. **Case #24-23 – Elizabeth Diamant**
Block 243: Lot 8: R-10 Zone
446 Joan Street

The applicant has requested a secondary front yard setback and a height variance for a detached garage over the allotted square footage.

6. **Hearing(s)**:
 - A. **Case #15-23 – Franco Del Salto**
Block 329.01: Lot 1: OBC-1 Zone
334 Hamilton Boulevard

The applicant is requesting a *Conditional Use Variance* for the property to be used for Bible Study and Worship Services as well as the continued use by the Knights of Columbus on select days.

- D. **Case #16-23 – Vincent Jin, LLC**
Block 284: Lot 28: M-3 Zone
304 Pulaski Street

The applicant is requesting a *Use Variance, Bulk Variances, and Minor Site Plan* approval for an equipment rental company to utilize the site.

- E. **Case #25-23 – Chick Fil A, Inc.**
Block 528: Lot 46.04: OBC-3 Zone
4801 Stelton Road

The applicant is requesting a *use variance, bulk variance, and Preliminary and Final Site Plan* approval to add two (2) ordering station enclaves within the existing dual drive-thru lanes and related site improvements.

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