

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

September 19, 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 #17-23 – Bernice Marshall
Block 354: Lot 14: R-10 Zone
318 Belmont Avenue**

The applicant has requested a lot width variance to build a new home on an existing undersized lot.
The lot width is 93.40 feet where 100 feet is required.
Required – 100' Proposed – 93.40' Variance – 6.6'

**B. Case #18-23 – Angelo Angelini
Block 124: Lot 3: R-7.5 Zone
59 Leeds Drive**

The applicant has requested a side yard variance for a deck.
Required – 8' Proposed – 6' Variance – 2'

6. **Hearing(s):**
Homeowner:

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

The applicant is requesting a front yard setback, rear yard setback, and lot depth variance to build a 2nd story and an addition.
Lot Depth: Required – 100' Existing – 84.36' Variance – 15.64'
Front yard: Required – 30' Existing – 22.9' Variance – 7.1'
Rear yard: Required – 20' Proposed – 17.16' Variance – 2.84'

**B. Case #20-23 – David Hackett and Amanda Smith
Block 138: Lot 31: R-7.5 Zone
1111 Clinton Terrace**

The applicant is requesting a side yard setback variance for a roof over a deck.
Required – 8' Proposed – 4.15' Variance – 3.85'

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C. Case #23-23 – Casar Sic Morente
Block 438: Lot 3: R-7.5 Zone
259 Woolworth Ave

The applicant is requesting a rear yard setback variance for a 2nd story addition with a deck.
Required – 20' Proposed – 18' Variance – 2'

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

The applicant is requesting a secondary front yard setback and a height variance for a detached garage over the allotted square footage.
Secondary Front yard: Required – 30' Proposed – 5' Variance – 25'
Height: Required – 15' Proposed – 21' Variance – 6'

E. Case #25-23 – Jennifer & Scott Bechtoldt
Block 418: Lot 1: R-10 Zone
2024 Hamilton Boulevard

The applicant is requesting a secondary front yard setback for an addition to the existing garage.
Required – 30' Proposed – 8' Variance – 22'

Commercial:

F. 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 August 15, 2023)

G. Case #26-23 – JSM at South Clinton LLC.
Block 448: Lot 4.06: M-3 Zone
3301-3393 South Clinton

The applicant is requesting *Amended Preliminary and Final Site Plan* approval to eliminate 1 of the 2 previously approved dumpster pads, provide a loading dock for deliveries, enlarge the curb radii. The applicant is also requesting a variance for a dumpster pad location where 10 feet is required off the side yard and 2.85 feet is being requested.

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