

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
December 3, 2024**

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 #22-23 – 40 Cragwood Road Property LLC
Block 528.01: Lot 47: M-2 Zone
40 Cragwood Road**

The applicant has requested a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements.

**B. Case #05-23 – Chick-Fil-A
Block 528: Lot 46.04: OBC-3 Zone
4801 Stelton Road**

The applicant has requested expansion of the existing drive-through to provide 2 full lanes for the entire length of the drive-through.

6. **Hearing(s)**:
 - A. Case #22-24 – Antonio & Salvatore Giannotta
Block 152: Lot 84: R10 Zone
941 Stockoff Lane**

The applicant is requesting a variance to install a 12X24 shed at 288 square feet. The shed exceeds the maximum square footage of 200 square feet.

**B. Case #23-24 – PJ Panzarella
Block 254: Lot 11: R1-2 Zone
121 Teeple Place**

The applicant is requesting variances to demolish the existing and build a duplex where the lot coverage and lot width variance are needed.

Lot Coverage: Required – 25% Requesting 46.8%
Lot Width – Required – 100' Existing/Requesting 75'

**C. Case #24-24 – Tulie Castro
Block 97: Lot 15: R10 Zone
129 W. Golf Avenue**

The applicant is requesting variances to build an addition, attached garage, and install a shed.

Addition side yard setback variance (left side yard): Required – 8' Requesting 4' Variance 4'
Attached garage side yard variance (right side yard): Required – 8' Requesting 1.4' Variance 6.6'
The shed exceeds the maximum square footage of 200 square feet - requesting 279 square feet.

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- D. Case #02-19 – Joseph Penyak, Jr.
Block 332: Lot 13: M-3 Zone
309 Pulaski Street**

The applicant is requesting a use variance for a contractor's storage yard.

- E. Case #12-24 – Joseph Penyak, Jr.
Block 332: Lot 3: M-3 Zone
Pitt Street**

The applicant is requesting a use variance for a contractor's storage yard.

- F. Case #27-23 – Rich Tree Service, Inc.
Block 331: Lot 1.01, 1.031, 1.04, 1.041: M-3 Zone
312 New Market & 300 Bergen Street & Bergen Street**

The applicant is requesting preliminary and final site plan approval with use and bulk variance to operate a contractor business with commercial and personal vehicle parking, heavy equipment containers and outdoor storage or materials and commercial equipment.

- G. Case #28-23 – Nakash 200 Helen St LLC
Block 480: Lot 1: M-3 Zone
200 Helen Street**

The applicant is requesting preliminary and final site plan approval to construct a 172,370 addition to the southeastern corner of the existing building and additional site improvements including a new driveway off Coolidge Street.

7. **Informal Hearings:** None.
8. **Old Business:** None.
9. **Correspondence:** None.
10. **Executive Session:** None.
11. **Adjournment:**