

BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

July 2, 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 #32-23 – RAB Realty, LLC**
Block 539: Lot 1, 2, 3, 4 & 6: OPA-1 Zone
1202 New Market Ave

The applicant has requested *use variance* approval for an 18,640 sq. ft. warehouse, parking of vehicles and trucks related to the warehouse, and office space.

6. **Hearing(s)**:

- A. **Case #07-23 – Trans American Trucking Service, Inc.**
Block 46: Lot 1.02: M-3 Zone
115 Skyline Drive

The applicant is requesting a use variance as well as preliminary and final site plan to permit use of the existing building for mechanical work and repairs on trucks, trailers and machinery associated with the business.

(Carried from June 18, 2024)

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

The applicant is requesting a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a 300,000-square-foot warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements.

(Carried from June 4, 2024)

7. **Informal Hearings**: None.

8. **Old Business**: None.

9. **Correspondence**: None.

10. **Executive Session**: None.

11. **Adjournment**: