

# BOROUGH OF SOUTH PLAINFIELD ZONING BOARD OF ADJUSTMENT AGENDA

May 21, 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 #03-24 – Juliana Sacabio**  
**Block 263: Lot 4: R 7.5 Zone**  
**1112 Maple Avenue**

The applicant has requested a Secondary front yard setback variance to enlarge the kitchen of the existing home.

Required – 30' Existing - 16.9' Requesting – 14.1' Variance – 15.9'

6. **Hearing(s):**

Homeowner:

- B. **Case #10-24 – John Espin**  
**Block 152: Lot 27: R-10 Zone**  
**1506 Tooz Place**

The applicant is requesting a variance to construct a front porch.

Required – 30' Existing - 16.9' Requesting – 25' Variance – 5'

Commercial:

- A. **Case #03-23 – New York SMSA LP**  
**Block 101: Lot 1.01: OBC1 Zone**  
**2002 Park Ave**

The applicant is requesting a use and height variance as well as preliminary and final site plan approval to construct a wireless communications facility which includes a 103 ft tall monopole antenna. The applicant is also seeking a side yard variance to relocate a dumpster pad.

*(Carried from April 2, 2024)*

*(Applicant has requested to carry to a later date)*

7. **Informal Hearings:** None.

8. **Old Business:** None.

9. **Correspondence:** None.

10. **Executive Session:** None.

11. **Adjournment:**