

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
February 4, 2025**

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

Homeowner:

- A. Case #29-24 – Catherine Kuenseler
Block 231: Lot 4: R-7.5 Zone
120 West Nassau**

The applicant is requesting a *variance* for an addition to their existing home including a front porch.
Required: 30' Requesting: 25.10' Variance – 4.9'

- 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 50%
Lot Width – Required – 100' Existing/Requesting 75'

Commercial:

- C. Case #17-24 – Dream 250 Circle Drive, LLC
Block 401: Lot 3,4, 5 & Block 390: Lot 1, 2
M-3 & R10 Zone
2225, 2237, 2243, 2271 Hamilton Blvd. & 117 Ryan St.**

The applicant has applied for Preliminary and Final Site Plan approval and use variance for the warehouse in the R-10 Zone, variances for height, lot coverage, parking stalls, driveway width, loading dock distance to a residential zone. The applicant is proposing to build two (2) warehouses.

- D. 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.

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