

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT AGENDA
July 21, 2020**

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 Courier News, The Star Ledger 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:** None
5. **Resolution(s):**

**A. Case #03-20 – Mr. & Mrs. Narciso Rolon
Block 406.02: Lot 18: R 1-2 Zone
574 Wooden Avenue**

The applicant had requested to construct a 20' 5" X 24' rear addition that requires the following variances: Lot Area: Required 7,500 sq. ft. – Existing 5,200 sq. ft. – Variance 2,300 sq. ft.; Lot Width: Required 75' – Existing 52' – Variance 23'; Side Yard Setback: Required 8' – Proposing 6' 1" – Variance 1' 11"; Rear Yard Setback: Required 20'. - Proposing 14' 6" - Variance 5' 6".

**B. Case #06-20 – Nicholas Guarraci
Block 43: Lot 3: R-7.5 Zone
1601 Plainfield Avenue**

The applicant had requested to construct a 26' X 23' addition that requires the following variances: Second Front Yard Setback (corner lot): Required 30' – Requesting 18' – Variance 12'.

6. **Hearing(s):**

**A. Case #05-20 – PSE&G
Block 256: Lot 1: M-3 Zone
333 Hamilton Boulevard**

The applicant is requesting a *Temporary Use* variance to store monopoles and supporting office trailers for 24 months.

**B. Case #05-19 – JBL Electric, Inc.
Block 308: Lot 27: M-3 Zone
3001 South Clinton Avenue**

The applicant is requesting *Preliminary and Final Site Plan* and *Expansion of a Use Variance* to construct a modular office building in place of the current office trailers.

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