

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
July 7, 2020

Vice **Chairman Gustafson** opened the WebEx remote meeting at 7:00 pm.

Please stand for the PLEDGE OF ALLEGIANCE.

This meeting was held in accordance with the Open Public Meeting Act and as such, proper notice of this meeting was published in The Observer, The Courier News and The Star Ledger providing same to the Borough Clerk.

It is the policy of the South Plainfield Zoning Board of Adjustments, not to hear any new applications after 10:00 pm and no new witnesses after 10:30 pm.

ROLL CALL:

Present:

James Gustafson, Vice Chairman
Ken Bonanno
Maria Campagna (arrived 7:23 pm)
Darlene Cullen
April Wasnick, 1st Alternate
Joseph Scudato, 2nd Alternate

Also attending: Alex Fisher, Esq.

Absent:

Gino Leonardis, Chairman
Cindy Eichler
Frank Lemos

MINUTES:

June 2, 2020

Vice Chairman Gustafson called for a motion to **approve** the above listed minutes. Mrs. Cullen made motion, seconded by Mrs. Wasnick. Those in favor: Mrs. Cullen; Mr. Scudato; Mrs. Wasnick; and Vice Chairman Gustafson. Those oppose: None.

RESOLUTIONS: None

HEARING:

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

The applicant is requesting 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".

Tulay Rolon & Narciso Rolon - 574 Wooden Avenue, South Plainfield, New Jersey - Applicants are sworn in. Mrs. Rolon began by stating they would like to add 20.5' X 24' to the backside of their home to be used as a family room.

Vice Chairman Gustafson asked Mr. & Mrs. Rolon to describe the exterior of the addition. Mrs. Rolon stated addition will be one (1) story tall with matching roof and siding to match the existing house with a few windows and sliding door to the backyard.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
July 7, 2020

Vice Chairman Gustafson questioned Mr. & Mrs. Rolon:

- Will the addition line up with the Zwolak side of the house? Mrs. Rolon stated no.
- Why is the addition in the middle of the home versus being lined up with the house? Per Mrs. Rolon, there is an existing patio where the addition is being proposed. Will be shifting the patio closer to Zwolak. Cannot go closer to the neighbor due to AC unit.
- What will be facing the side of the neighbor? Mrs. Rolon stated a window.... Part of the addition. One (1) window.
- Who owns the fence? Per Mrs. Rolon, neighbor.

Vice Chairman Gustafson confirmed with Mr. Fisher that the Notices are in order.

Vice Chairman Gustafson opens the meeting to the Public. No comments or concerns from the Public.

Maria Campagna joined the meeting at 7:23 pm.

Mr. Fisher advised the Board Members that Mrs. Campagna cannot vote due to the fact she just joined the meeting.

Vice Chairman Gustafson has a concern regarding the window facing the neighbors home. Vice Chairman Gustafson asked where will the access from the outside into the new addition will be. Per Mrs. Rolon, Zwolak side.

Vice Chairman Gustafson re-confirms with Mr. & Mrs. Rolon that the addition is a family room. Mr. & Mrs. Rolon both stated yes.

Vice Chairman Gustafson asked Mr. & Mrs. Rolon if they agree to a condition that the addition will not be converted into bedrooms. Both Mr. & Mrs. Rolon agreed.

Vice Chairman Gustafson asked the Board Secretary if there are any Public logged into the meeting. Per Board Secretary, the only people that are logged in currently are the Board Members and the two (2) Applicants.

Vice Chairman Gustafson stated that the addition will have a door facing Zwolak Court, a Condition of Approval that the addition cannot be converted to bedrooms, matching siding and roof... Vice Chairman Gustafson called for a motion of **approval**. Mrs. Cullen made motion, seconded by Mrs. Wasnick. Those in favor: Mrs. Cullen; Mr. Scudato; Mrs. Wasnick; and Vice Chairman Gustafson. Those oppose: None.

Vice Chairman Gustafson advised Mr. & Mrs. Rolon that there may be a delay to memorializing the resolution due to COVID, meeting remote and technology. Both Mr. & Mrs. Rolon understood.

Vice Chairman Gustafson confirmed that Mrs. Campagna is logged into the meeting and is eligible to vote on the next hearing.

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

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

Nicholas Guarraci - 1601 Plainfield Avenue, South Plainfield, New Jersey - Applicant, is sworn in. Mr. Guarraci addressed the Board Members. Would like to add a bedroom to his existing home. Currently, a two (2) bedroom dwelling and are expecting a third member to the family in December.

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
July 7, 2020

Vice Chairman Gustafson asked Mr. Guarraci to describe the addition. Per Mr. Guarraci:

- Adding two (2) bathrooms.
- Adding one (1) bedroom.
- Existing bathroom will be converted to a hallway to access the new bedroom. Also, access to utilities.
- Presented Exhibit A1 - floor plan and elevation of addition.

Vice Chairman Gustafson reviewed Exhibit A1 and confirmed with Mr. Guarraci:

- Addition is inline with the existing home.
- Single story addition.

Vice Chairman Gustafson asked Mr. Guarraci to describe the addition. Per Mr. Guarraci:

- Removing the rear window of the existing bedroom. No longer facing an outside wall.
- Adding three (3) windows to the Clifford side... One (1) 20"x30" window in the bathroom and two (2) 24"x31" windows for the bedroom.
- Will have backyard access out of the bedroom with sliding glass door.
- Absorbing two (2) windows from existing structure... one (1) in the kitchen and one (1) in the existing bedroom.

Vice Chairman Gustafson confirmed with Mr. Guarraci that the sliding door to the rear of the property will be through the bedroom. No access from Clifford side.

Vice Chairman Gustafson asked if the siding will match the existing home. Mr. Guarraci stated the whole house is being resided.

Vice Chairman Gustafson opened the discussion to the Public. No comments or concerns.

Vice Chairman Gustafson stated as a Condition of Approval is that the addition will be one (1) story to the rear of the home.

Vice Chairman Gustafson called for a motion of **approval** with the condition that the addition will mirror the plans before the Board Members. Mrs. Cullen made motion, seconded by Mrs. Wasnick. Those in favor: Mr. Bonanno, Mrs. Campagna, Mrs. Cullen; Mr. Scudato; Mrs. Wasnick; and Vice Chairman Gustafson. Those oppose: None.

Vice Chairman Gustafson advised Mr. & Mrs. Guarraci that there may be a delay to memorializing the resolution due to COVID, meeting remote and technology. Both Mr. & Mrs. Rolon understood.

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 7:39 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary