

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT AGENDA  
July 7, 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**: June 2, 2020
5. **Resolution(s)**: None
6. **Hearing(s)**:

**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".

**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'.

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