

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
July 21, 2020

Maria Campagna 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:**

Ken Bonanno  
Maria Campagna  
Cindy Eichler  
April Wasnick, 1<sup>st</sup> Alternate

**Absent:**

Gino Leonardis, Chairman  
James Gustafson, Vice Chairman  
Darlene Cullen  
Frank Lemos  
Joseph Scudato, 2<sup>nd</sup> Alternate

Also attending: Alex Fisher, Esq., Bob Bucco, PE, CME, CPWM

**MINUTES:** None

**RESOLUTIONS:**

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

Mrs. Campagna called for a motion of **approval** for the above listed Resolution. Mrs. Wasnick made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno and Mrs. Wasnick. Those oppose: None.

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

Mrs. Campagna called for a motion of **approval** for the above listed Resolution. Mrs. Wasnick made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno, Mrs. Campagna and Mrs. Wasnick. Those oppose: None.

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**HEARINGS:**

**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.

Mr. Fisher stated that this case can be heard with four (4) members and a fifth (5<sup>th</sup>) member can review the tapes.

Mr. Fisher apologized to Ms. Perez for only having four (4) Board Members present when five (5) had confirmed.

Board Secretary stated that the next scheduled meeting is August 18, 2020... after that September 1, 2020 or September 18, 2020. Ms. Perez asked to have a minute to discuss with the Applicant.

A Public member asked to speak regarding PSE&G. Mr. Fisher stated that the Public will have to make his statement or ask his question when the Applicant is heard.

Ms. Perez stated that the Applicant would like to be heard on August 18, 2020.

Mrs. Campagna announced that this hearing is being carried to August 18, 2020 without any further notice.

**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.

Mr. Fisher stated that the Board received correspondence from Mr. Clarkin stating that in light of the number of only five (5) Board Members to be present, requested to carry to September 1, 2020 without further notice.

Mrs. Campagna announced that the case will not be heard tonight and carried to September 1, 2020 without further notice.

**INFORMAL HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**CORRESPONDANCE:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** 7:20 PM

Respectfully Submitted,  
Joanne Broderick  
Recording Secretary