

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
April 3, 2018

Chairman Leonardis opened the 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 and The Courier News and 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:**

Gino Leonardis, Chairman  
Maria Campagna  
Darlene Cullen  
Cindy Eichler  
Frank Lemos  
April Wasnick, 1<sup>st</sup> Alternate  
Joseph Scudato, 2<sup>nd</sup> Alternate

**Absent:**

James Gustafson, Vice Chairman  
Ken Bonanno

**Also attending:** Larry Lavender, Esq.

**MINUTES:** March 20, 2018.

Mrs. Eichler made motion, seconded by Mrs. Cullen to accept the above stated *Meeting Minutes*. Those in Favor: Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick, Mr. Scudato and Chairman Leonardis. Those oppose: None.

**RESOLUTIONS:** (1)

- A. Case # 09-18 -- Wayne & Linda Carella  
Block 144: Lot 25: R-7.5 Zone  
1608 Ford Avenue

Mrs. Eichler made motion, seconded by Mrs. Cullen to accept the above listed *Resolution*. Those in Favor: Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick, Mr. Scudato and Chairman Leonardis. Those oppose: None

**HEARING:** (1 Residential)

- A. Case # 07-18 -- Daniel VP LLC  
Block 182: Lot 1: R-10 Zone  
412 Lane Avenue

The applicant is requesting to construct a 28.5' X 20' addition to a pre-existing non-conforming situation. Variances being requested: Front Yard Setback: Existing 13.9' -- Required 30' -- Variance 16.1'; Lot Area: Existing 6,827 sq. ft. -- Required 10,000 sq. ft. -- Variance 3,173 sq. ft.; Lot Width: Existing 62.5' -- Required 100' -- Variance 38.5'.

Originally scheduled for March 20, 2018. Adjourned by attorney due to weather.

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Edward Santoro, Jr., - 304 Maple Avenue, South Plainfield, New Jersey – attorney for applicant. Mr. Santoro confirmed with Mr. Lavender that the Notice of Publication is acceptable. Per Mr. Lavender, Notices are in order.

Mr. Santoro addressed the Board. The application is for a single-family home located at 412 Lane Avenue – corner of Lane Avenue and Van Fleet. Poor condition. The applicant would like to renovate and make the house more attractive for the neighborhood. There are variances being requested. The property as it exists is an undersized lot – 10,000 square feet is required and the existing is 6,758 square feet. The applicant proposes to construct a two foot front cantilever / awning. There is secondary front yard setback of sixteen feet (16') where thirty feet (30') is required. The applicant is also requesting a rear addition of twenty feet (20')... Again, the thirty feet (30') setback is required on Van Fleet. A survey has been provided with the application. The architect is present. He can briefly describe what is being proposed.

Joseph Krawiec – 409 Pierce Street, South Plainfield, New Jersey – architect for the applicant is sworn in. Mr. Krawiec addressed the Board. The property is in poor condition. First time in the house was warned that the previous owners were heavy smokers. The house has been vacant for a long period of time. There was still a haze of smoke. The windows in the house have been left open for sometime to make it bearable to enter. The inside was not cared for. It is need of gutting and rebuild. It is a small house. The applicant's intention is to add a second floor and an addition out the back.

Chairman Leonardis stated that the survey before the Board has a mark out of 11'X20' for the addition with a 3' offset. Mr. Lavender reiterated that the Board does not understand why the addition is not flush with the house. Mr. Krawiec stated he did not draw the addition onto the survey. Mr. Santoro asked Mr. Krawiec if the addition is detached from the home. Mr. Krawiec stated it is not.

Mr. Lavender confirms with Mr. Krawiec that the addition will be as wide as the existing house and aligned with the existing house going straight back.

Chairman Leonardis asked what the dimensions of the addition are. Per Mr. Krawiec, 20' deep by 28.5' wide which is the width of the house.

Mr. Krawiec stated there is a mention of a one foot (1') cantilever in the front. The front of the property is 33.8'. Therefore, that would not need a variance. Mr. Lavender stated that the variance is for the second front yard setback. Mr. Krawiec stated that he understands... but the front does not need a variance. Mr. Lavender agreed that the front facing Lane Avenue does not need a variance.

Chairman Leonardis asked if the addition is a two-story addition. Mr. Krawiec stated yes. Chairman Leonardis continued... what is being proposed to the existing house. Mr. Krawiec stated it will be gutted. A second story would be added on top. Therefore, the entire house will be two stories. Chairman Leonardis stated the proposed house would be approximately 45' deep and 28' wide.... Therefore, 1,300 square feet per floor – total of 2,600 square feet. Mr. Krawiec asked if that included the two foot cantilever on the second floor. Chairman Leonardis replied it does not. Mr. Krawiec stated beware that the second floor will be slightly larger.

Chairman Leonardis asked if a basement is proposed. Mr. Krawiec stated that the owner has not made a decision regarding a basement at this moment. However, his expectation is it will be a crawl space.

Chairman Leonardis asked if there are any drawings. Mr. Krawiec stated he asked if anyone wanted drawings and he was told no. Therefore, no drawings have been prepared. The intention is to have four (4) bedrooms and two (2) bathrooms on the second floor. Mr. Krawiec corrected himself... five (5) bedrooms with two (2) baths and a laundry room on the second floor.

Mrs. Cullen asked if there are drawings in existence. Mr. Krawiec stated no. Mr. Santoro stated he had requested drawings. Mr. Lavender asked for a clarification... the applicant believed it was not necessary at this point. Mr. Santoro stated that is his understanding.

Mr. Krawiec stated that the owner provided him with a simple sketch.

Mr. Lavender asked the Board if they would like drawings. As a whole, the Board agreed they would like to see drawings of the proposed house, driveway etc.

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Mrs. Campagna asked for the name of the applicant and if the applicant is planning to live in the house. Mr. Santoro stated that the applicant is not planning to live in the house. The applicant is Juan Arias. He has had applications before the Board. The latest was on Franklin Avenue.

Mr. Krawiec urged the Board to drive by the house on Franklin Avenue. The applicant takes pride in how the nice the house looks.

Chairman Leonardis stated the Board would like to see some sort of prints. Is there anything more to add to the discussion? Mr. Santoro stated if that is the wishes of the Board, he will convey that to the applicant. He will make sure that there are detailed plans at the next meeting.

Mr. Lavender requested Mr. Santoro to relay to the applicant that he has had applications before this Board and he was provided with adequate Council. The Board did not appreciate the fact that there were no drawings provided. Mr. Santoro will relay the message to the applicant.

Mr. Santoro asked to have the hearing rescheduled in thirty (30) days. Mr. Krawiec wanted a clarification if the thirty (30) days are from today's hearing or the hearing that was originally scheduled two (2) weeks ago. It is decided that the hearing is rescheduled to May 1, 2018.

Chairman Leonardis questioned if there is an existing driveway. Mr. Krawiec stated yes. Chairman Leonardis continued... will there be a garage. Per Mr. Krawiec, there has never been a discussion for a garage on this property.

Chairman Leonardis stated the items that the Board would like to see is: windows, siding, curb appeal etc. Mr. Krawiec stated the Board would like to see an elevation drawing. Chairman Leonardis stated yes... this is a large box for a small property.

Mrs. Eichler stated that the homeowner is not present tonight. Mr. Santoro stated correct. Mrs. Eichler continued... will he be present at the next meeting? Mr. Santoro stated he works over seas 90% of the time. Mr. Lavender asked if the applicant has any other representatives that can be present. Mr. Santoro stated he will find out from the applicant and will strongly suggest that he has a representative present at the next hearing.

The Board decided that they would like the applicant or a representative of the applicant to be present to answer questions regarding the property and construction.

Chairman Leonardis reviews the survey. The survey is not shown to scale. There may be a need for a rear yard setback. By quick addition, the rear of the addition will be 15' from the rear of the property line. Mr. Krawiec stated when he draws the plans up, it will be a to-scale drawing.

The hearing is adjourned until May 1, 2018.

**INFORMAL HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**CORRESPONDENCE:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** 7:25 PM

Respectfully Submitted,  
Joanne Broderick  
Recording Secretary