

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
March 20, 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, 1st Alternate
Joseph Scrudato, 2nd Alternate**

Absent:

**James Gustafson, Vice Chairman
Ken Bonanno**

Also attending: Larry Lavender, Esq.

MINUTES: March 6, 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 and Chairman Leonardis. Those oppose: None.

RESOLUTIONS: (6)

- A. Case # 40-17 -- Ali Sameer
Block 237: Lot 9: R-7.5 Zone
301 May Avenue**

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

- B. Case # 02-18 -- Stephen Pearson
Block 282: Lot 33: R-7.5 Zone
110 Norway Lane**

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

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C. Case # 03-18 -- Robin Matthews
Block 172: Lot 37: R-7.5 Zone
158 Robert Place

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 and Chairman Leonardis. Those oppose: None.

D. Case # 04-18 -- Stephen Tansey
Block 232: Lot 8: R-7.5 Zone
179 West Elmwood Drive

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

E. Case # 05-18 -- John Dafgek
Block 267: Lot 11: HDD Zone
173 Front Street

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 and Chairman Leonardis. Those oppose: None.

F. Case # 06-18 -- Dharmesh Patel
Block 402: Lot 4.01: R 1-2 Zone
220 Hillside 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 and Chairman Leonardis. Those oppose: None.

HEARING: (2 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'.

Chairman Leonardis reads a letter from Mr. Santoro, Jr, Esq., attorney for the applicant, requesting an adjournment to the next scheduled meeting date due to the impending weather. The Board agreed to the adjournment and notices will carry. Daniel VP, LLC will be heard on April 3, 2018.

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

The applicant is requesting to construct a 16' X 22' addition to a pre-existing non-conforming dwelling and a 10.6' X 22.7' detached garage addition. Variances being requested: Front Yard Setback: Existing 29.1' -- Required 30' -- Variance .9'; Side Yard Setback: Existing 6.1' -- Required 8' -- Variance 1.9'.

Darlene Cullen recused herself from the hearing. The applicant is her neighbor.

Wayne and Linda Carella – 1608 Ford Avenue, South Plainfield, New Jersey – applicants, were sworn in. Mr. Carella addressed the Board. He is an ex-South Plainfield resident who has returned to the Borough. Purchased home last year near where he had grown up. Both residents are 66 years of age. Would like to put an addition onto the existing home to be able to have more room and to have the laundry room on the main floor - one (1) floor of living space. The house was built in 1949 and code at that time was six feet (6') for side yard setback... Today it is eight feet (8'). Also, six inches (6") for the front yard setback.... code is thirty feet (30') and has 29.5'. Believes the new work does not require any variances.

Chairman Leonardis reiterated... the addition is 10' X 22'. Mr. Carella stated it is 16' X 22' one (1) floor addition. Chairman Leonardis asked Mr. Carella to describe the home as it is today. Mr. Carella began:

- Walk through the front door:
 - Stairway to upstairs.
 - 1949 center hall for a two (2) bedroom, two (2) bathroom cape.
 - Dining room to immediate right.
 - Addition is going off the existing dining room.
 - Take part of wall out and go sixteen feet (16') wide by twenty- two feet (22') deep.
 - Will become new living room.
 - Back bedroom.
 - Convert to additional bathroom and laundry room with small closet space.
 - Current living room will become master bedroom.
 - Small one (1) car garage.
 - Would like a two (2) car garage.
 - One (1) level.

Mr. Scudato asked to confirm that the house expansion is on top the existing driveway. Mr. Carella stated yes. The one (1) car garage will expand to a two (2) car garage. Will apply for a curb cut and would like to move the driveway to face Fox Place. The existing driveway will be removed and grass will be planted.

Chairman Leonardis questioned Mr. Carella:

- Describe the exterior of the proposed addition and house.
 - *Front is currently concrete and wood shingle. Will continue the same around the addition.*
 - *Garage is concrete currently... but will side the same as the house – concrete shingles.*
- Is the lean-to off the garage being removed? *Yes.*
- One (1) or two (2) garage doors? *Two (2) facing Fox Place. The existing garage door will be changed to a thirty-six inch (36") entry door.*
- To confirm, the exterior of the house and garage will be the same. *Yes... they will match.*
- Are there cut trees? From the storm? *Three (3) trees on the side of the house which leaning, squirrel infested and rotted. Had them taken down before they fell down. This last storm, five (5) dogwood trees took a beaten.*

Chairman Leonardis stated that if this application is approved, the foliage along Fox would need to be thinned out. There needs to be a good sight distance since there will be a driveway. Mr. Carella stated the previous owner had lived there for a long time and did not maintain the property. Had not had the opportunity to clean up much of the property. However, has every intention of doing so with complete landscaping.

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Mrs. Campagna stated the plans state the existing house is a 1.5 story. What is on the second floor? Mr. Carella stated half bath and two (2) bedrooms.... Very small. Looking to have everything on one (1) floor.

Mr. Lemos questions Mr. Carella:

- o Will there be any utilities in the garage? *Only electric.*
- o Any bathrooms? *No bathrooms.*
- o How long have you been living at this location? *Purchased it last year but moved in April 2017.*

Chairman Leonardis asked if there is a trailer in the back? Mr. Carella replied gone. Moved from Chester... had three (3) acres... nice big ranch... two (2) car garage.... barn.... shed. Downsized to a two (2) bedroom cape with a one (1) car garage. Currently, has two (2) storage units rented. The trailer on the property will be removed. There will be only a house and a garage.

Chairman Leonardis opens the discussion to the audience.

Darlene Cullen – 1457 Fox Place, South Plainfield, New Jersey – neighbor next door. Would like the overgrown shrubs between the driveways removed. Mr. Carella stated he was not been able to find any markings. Mrs. Cullen replied that her property is marked. The shrubbery is not on her property.

Chairman Leonardis stated the property needs to be landscaped, cleaned up. The concern is the line of sight.

Mrs. Cullen asked who is going to do the work? There is a black trailer and items leaned against the fence. Mr. Carella stated that excavation is being done by Panzarella from town. Michael Downes is the mason. Could not remember the electrician's name. Mr. Carella and his sons will do all the clean up and landscaping. Panzarella will remove the old driveway, plant grass in its place and pave the new driveway. Mr. Carella stated he agrees... "it is an overgrown mess and it will be cleaned up".

Mrs. Cullen asked who will do the framing? Mr. Corella does not remember his name. It is a name given to him by Michael Downes.

Mr. Scudato asked if he is from South Plainfield. Mr. Carella replied no... he is from Piscataway.

No further questions or concerns from the audience.

Chairman Leonardis stated that this is a situation of an overgrown and neglected home. Nice to see that enhancement will be done.

Chairman Leonardis calls for a motion of *approval* with the conditions of landscaping, cleaning up the yard / overgrown items, matching garage and house with the items previously discussed. Mrs. Eichler made motion, seconded by Mr. Scudato. Those in Favor: Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick and Chairman Leonardis. Those oppose: None.

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDENCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 7:25 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary