

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
October 20, 2020

**Chairman Leonardis** opened the 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:**

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

Also attending: Alex Fisher, Esq.

**Absent:**

James Gustafson, Vice Chairman  
Darlene Cullen

**MINUTES:** None

**RESOLUTIONS:** None

**HEARING:**

**A. Case #14-20 – Angelo Pascale  
Block 152: Lot 58: R-7.5 Zone  
225 Ledden Terrace**

The applicant is requesting to construct a 24 'X 30 'detached garage that is over the permitted 576 square feet in the zone. Maximum – 576 square feet – Requesting 720 square feet – Variance - 144 square feet.

Angelo Pascale - 225 Ledden Terrace - South Plainfield, New Jersey - applicant and owner, is sworn in. Would like to construct a 24' X 30' structure. No storage in house. Needs room to store tools and lawn equipment.

Chairman Leonardis questioned the size of the garage. Much larger than most.

Mr. Pascale stated large enough to pull vehicles inside.

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES

October 20, 2020

Chairman Leonardis asked if there was a garage existing on the property. Per Mr. Pascale, no.

Chairman Leonardis continued to question Mr. Pascale:

- Will have a driveway.
- Will be made out of metal, vinyl, concrete footings, poured concrete floor.
- Fifteen feet (15') in height.
- Morton will be the contractor.
- Two (2) car garage.
- Two (2) doors in rear. To easily access building.
- Two (2) roll-up doors.

Chairman Leonardis stated not here to verify Engineering of the plans.

Chairman Leonardis stated that the plans and prints do not match. Plans show 24' X 30'. Looking at north arrow, north elevation is showing 30'. Either S4 or layout on plan drawing is incorrect. Western elevation shows 24'.

Chairman Leonardis continued... Looking at the house, driveway to the left. Per Mr. Pascale, correct. Chairman Leonardis proceeded; the width is 24'. Looking at the North arrow, elevation is 30'. Per Mr. Pascale, the drawings are 'twisted'. The garage is to follow the house. Chairman Leonardis asked if the two (2) doors are to face the yard. Chairman Leonardis asked why two (2) man doors. Mr. Pascale explained that if there is a car pulled into the garage, he will be unable to open the door so now he can use the other door to access the garage.30'

Mr. Fisher stated that as a conditional of approval, the applicant is to provide plans showing that the 30' is north-south and 24' is east-west. Mr. Pascale agreed.

Chairman Leonardis confirmed with Mr. Pascale that looking for the street the roof be lower behind the house then up to its peak. Peak will go west-east.

Chairman Leonardis. Continued to question Mr. Pascale:

- Will have tool boxes, rotor tiller, lawnmower, car and truck in garage.
- Will not be running a business out of garage.
- No heating or air condition.
- Will have electricity.
- No loft. No attic.
- No one will be living in garage.

Mrs. Campagna asked if the siding will match the house. Per Mr. Pascale, yes.

Mr. Scrudato asked if the driveway will be extended to the garage. Mr. Pascale stated yes... approximately ten feet (10') in width.

Chairman Leonardis stated it is an elongated lot. Believes able to handle the garage.

Chairman Leonardis asked Mr. Pascale as a condition of approval not to add a second secondary structure. Mr. Pascale agreed.

Mr. Fisher reviewed the conditions. Applicant will revise the design to show 30' is north-south and 24' is east-west. No business, no living quarters, no attic, no additional structures on property. Siding to match house.

Chairman Leonardis opened the discussion to the Public. No questions or concerns.

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES

October 20, 2020

Chairman Leonardis called for a motion of **approval** with the conditions mentioned. Mrs. Eichler made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno, Mrs. Campagna, Mrs. Eichler; Mr. Lemos; Mr. Scrudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None.

**B. Case #13-20 – Karl Jackson**  
**Block 522: Lot 1: OPA-1 Zone**  
**132 South Avenue**

The applicant is requesting to construct two (2) additional garages – 14 'X 24 'and 10 'X 20 – ' where only an accessory building already exists and over maximum 200 square feet.

Karl Jackson - 132 South Avenue, South Plainfield, New Jersey - Applicant and Owner, is sworn in. Presented Exhibit A1 - group of eleven (11) pictures. Has ten (10) cars - eight (8) classic / hot rods. Needs a place to store them. Purchased two (2) garages from the Amish.

Chairman Leonardis questioned Mr. Jackson:

- Structures already built. Someone saw them on the property.
- Close to exit 4 off Route 287.
- Near old Restaurant Deport.
- Down the street from Celebration's condo.
- Two (2) car garage attached to the house.
- Was previously approved for a structure.
- Has ten (10) cars.
- Has a boat.

Mrs. Campagna stated there are two (2) resolutions. One (1) from 2002 and one (1) from 2018. Discussion regarding what was previously approved.

Mr. Jackson presented Exhibit A2 - tax map.

Chairman Leonardis asked if they are on slabs. Per Mr. Jackson, packed milling with solid wood floors.

Mr. Jackson confirmed that there is a two (2) car garage attached to the home.

Chairman Leonardis stated there is a total of six (6) garages. Mr. Jackson follow-up with - two (2) car garage attached to the house, two (2) car garage detached, single car garage with the board. Per Mr. Jackson, the property size is approximately two (2) acres.

Chairman Leonardis asked Mr. Jackson why he is before the Board. Mr. Jackson stated that he received a letter in the mail regarding the two (2) additional garages that do not have a variance. Chairman Leonardis stated that Mr. Jackson was aware of coming before the Board for the previous garages, why did he not come prior to purchasing the two (2) additional garages. Mr. Jackson stated they were purchased during the middle of the pandemic. Did not think was able to get before the Board. 'They were trying to get rid of them and bought them at half price.' Intended to come to the Board once pandemic was over.

Mrs. Campagna asked when did he received 'the good deal'. Mr. Jackson stated April. Mrs. Campagna stated why after they were delivered did not come to apply. Mr. Jackson stated did not believe anything was open in the middle of the pandemic.

Mrs. Campagna asked to review the older resolutions. Mrs. Campagna asked what size is the office trailer on the property. Mr. Jackson responded 10' X 8'. Mrs. Campagna asked if it is the same office

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES

October 20, 2020

trailer that is in the 2002 resolution. Mr. Jackson stated it was for the business but currently does not run his business out of this property. He has property down the road that he runs his business from. Mrs. Campagna asked what type of equipment is being stored. Mr. Jackson stated snowplow equipment. Mrs. Campagna proceeded that this was all part of the prior resolution. 2002 resolution was for a use and 2018 was for the large garage. Mr. Jackson stated that the snowplow equipment and lawn equipment will be stored in Piscataway. Mrs. Campagna asked regarding towing equipment... Majestic Towing. Mr. Jackson stated all that equipment is at West Street property. Mrs. Campagna asked what is being stored on the property. Mr. Jackson stated vehicles that are towed, wrecked and abandoned. Stored until insurance company comes and gets them. Approximately, ten (10) to fifteen (15) cars. Mrs. Campagna asked how many employees. Mr. Jackson stated three (3) ... one (1) during the day, one (1) at night and himself. Mrs. Campagna stated the reason she is asking about the business is that this was part of the 2002 resolution. The 2018 resolution stated specifically affirm what was in the previous resolution... four (4) employees, no more than ten (10) vehicles stored in the fence in area. Mrs. Campagna asked how long the cars stay on the property. Per Mr. Jackson, seven (7) to ten (10) days. Insurance companies want them moving. Mrs. Campagna stated there is nothing listed in the resolution. Mr. Jackson stated insurance adjustors are not coming out. He takes pictures and sends them.

Chairman Leonardis stated there is a single-story dwelling with three (3) detached garages. If given approval, there are to be no vehicles on site. Can have a personal vehicle in driveway, but no towing vehicles, vehicles waiting to be picked up, ancillary business equipment - snow plows. Does not want the corner to turn into a mess.

Mr. Fisher reiterated... no additional business-related vehicles on the property.

Chairman Leonardis stated it is residential property. The vehicles not part of a business but show cars.

Mrs. Eichler clarified with Chairman Leonardis that no towed vehicles will be stored on this property. Chairman Leonardis stated correct.

Chairman Leonardis opened the discussion to the Public. No questions or concerns.

Chairman Leonardis called for a motion of **approval** with the conditions mentioned. Mrs. Eichler made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno, Mrs. Campagna, Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None.

**C. Case #15-20 – Richard Stoecker**  
**Block 314: Lot 3: R-10 Zone**  
**443 (441) Carmine Avenue**

The applicant is requesting to construct an Add-A-Level that requires variances. Lot Width: Required 100' – existing 75' – variance 25' – Lot Size: Required 10,000 square feet – existing 7,500 square feet – variance 2,500 square feet – Front Yard Setback: required 30' – existing 19' - variance 11'.

Crystal Stoecker & Richard Stoecker - 443 Carmine Avenue, South Plainfield, New Jersey - Applicant and Owner, is sworn in. Mr. Stoecker stated would like to add-a-level to their existing house. Bought the hours in 2009. Currently have two (2) children and shortly three (3) children. Would like three (3) bedrooms on the same floor as well as a bathroom.

Chairman Leonardis read the variances.

Mr. Fisher confirmed with Mr. & Mrs. Stoecker that all variances are existing. Asked if the footprint of the existing home being changed. Per Mr. Stoecker, no, staying the same. The existing house is out of the variance area, want to add-a-level and extend the porch width.

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
October 20, 2020

Chairman Leonardis questioned Mr. Stoecker:

- Extend porch width.
- No foundation work.
- Garage remains as is.
- Going straight up.
- Porch is currently in front of the door. Wants it the length of the house.
- Vinci Construction, LLC to do the work.
- Attic to remain unfinished as condition of approval.
- Pool to remain.
- Did not want dormer look.
- Second floor - three (3) bedrooms, two (2) baths, laundry room.
- House to be resided.
- New window on second floor, First floor window will remain.
- Matching roof.
- Currently between kitchen and garage, a breezeway. Used as a dining room.
- No windows on side next to neighbor on second floor.

Mrs. Campagna asked if the current garage is a one (1) car garage. Per Mr. Stoecker, yes. Mrs. Campagna continued; French doors led to the breezeway. Asked what is to become of the breezeway. Mr. Stoecker stated, the back has will be part of the eat-in kitchen and the front half will be a mud room. Mrs. Campagna asked what the first-floor layout will be. Per Mr. Stoecker, it will be similar as it is now. The full bath will become a half bath. Two (2) existing bedrooms will become living room and dining room.

Chairman Leonardis opened the discussion to the Public. No questions or concerns.

Mr. Fisher announced that the only condition would be that the attic cannot be finished without Board approval.

Chairman Leonardis called for a motion of **approval** with the conditions mentioned. Mr. Lemos made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno, Mrs. Campagna, Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None.

•

**D. Case #16-20 – Euridice Boffard**  
**Block 426: Lot 11: R-10 Zone**  
**176 New York Avenue**

The applicant is requesting a use variance to construct an addition to be used as a mother/daughter home with second kitchen.

Chairman Leonardis announced this case will be heard on November 20, 2020.

Mr. Fisher announced that the applicant noticed neighbors properly. However, will notice newspaper accordingly.

**E. Case #17-20 – Nicola & Jennifer Capra**  
**Block 14: Lot 18: R-7.5 Zone**  
**170 Morton Avenue**

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES

October 20, 2020

The applicant is requesting to construct a 28' 10" X 13' single floor rear addition requiring variances. Lot Width: Required 75' – existing 50' – variance 25' – Lot Size: Required 7,500 square feet – existing 5,000 square feet – variance 2,500 square feet – Front Yard Setback: required 30' – existing 17' - variance 13' – Secondary Front Yard Setback: required 30' – existing 4.7' - variance 25.3' – Impervious Coverage: 1,250 square feet maximum (25%) – requesting 1,418 square feet – variance 168 square feet.

Jennifer Capra and Nicola Capra - 170 Morton Avenue, South Plainfield, New Jersey - Applicant and Owner are sworn in. Mrs. Capra stated would like to add an addition to the rear of their existing home. Have four (4) children. Eight (8) years ago, were before the Board to add a rear dormer.

Mr. Lemos asked if there is a street on the right side of the home. Mr. Capra stated yes, it is Yale Place. Have a corner lot... two (2) front yard.

Chairman Leonardis stated that the Applicants were before the Board in 2013.

Mrs. Campagna asked when did they purchase the home. Per Mrs. Capra, 2013. Mr. Capra stated bought the house and added the dormer. Mrs. Campagna asked if the garage was on the property when purchased. Mr. Capra stated yes. Mrs. Campagna stated that the survey has a garage on the left. Mr. Capra stated that is the neighbor's garage. Our houses are very close together. Was aware that if any items are to be done to the house, they will need a variance due to undersized lot. Mrs. Campagna asked if the homes on Yale were present when they purchased. Mr. Capra stated yes. A new house was built behind them. Was a cape and built up. Mrs. Campagna asked regarding the two (2) doors... one (1) in the front and one (1) on the side. Asked where does the side door lead to. Mr. Capra stated the kitchen and basement.

Mr. Capra stated if looking at Google Maps, there is a piece of concrete with a patio table. That is where the addition will be. The length of the garage. Garage has a setback of thirteen feet (13'). Addition will run square or parallel with the garage.

Mrs. Campagna asked what will change on the first floor after the addition. Mr. Capra stated when you walk in through the front door, there is a mud room... then a living room and dining room. To the right is the kitchen. No table in kitchen. Too small. Will open up the living room and dining room into a kitchen and dining area. Back room will be a family room. Mrs. Campagna asked if there is a bathroom. Mr. Capra stated there is a bathroom currently. Not adding any bathrooms.

Chairman Leonardis stated that the addition will be one (1) story. Mr. Capra stated correct.

Mr. Scudato asked if the addition will have a flat roof. Mr. Capra replied it will be pitched to follow the garage. Mr. Scudato asked if there is room for a deck. Mr. Capra stated there is but are not putting up a deck.

Mr. Lemos asked where the vehicles are parked overnight. Mr. Capra stated in the driveway. Mrs. Capra stated they ride motorcycles which are in the garage. Mr. Lemos asked if there is anything by the driveway. Mr. Capra stated some landscaping... flowers. Mr. Lemos stated that when the cars are in the driveway, there is no correct sight triangle. Mr. Capra agreed. That is how they bought the property. Cannot move driveway to the opposite side due to neighbor's house. Mr. Lemos asked if Yale was a through street. Per Mr. Capra, no, a dead end. Only six (6) homes on the street. Mr. Lemos asked how many vehicles. Mr. Capra stated four (4), son and daughter each have one and he and his wife each have one.

Chairman Leonardis questioned Mr. Capra regarding the look of the addition.

- White siding to match existing house.
- Brown roof to match existing house.
- Laminate flooring.
- Foundation with barrier. Crawl space.

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
October 20, 2020

- Two (2) windows.
- Moving sliding door back.

Chairman Leonardis opened the discussion to the Public. No comments or concerns.

Chairman Leonardis stated that the addition looks large on paper, it squares off the house. The existing patio will become the addition. Not overly concerned with the sight triangle.... Dead end street.

Chairman Leonardis called for a motion of **approval**. Mr. Lemos made motion, seconded by Mrs. Wasnick. Those in favor: Mr. Bonanno, Mrs. Campagna, Mrs. Eichler; Mr. Lemos; Mr. Scudato; Mrs. Wasnick; and Chairman Leonardis. Those oppose: None.

**INFORMAL HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**CORRESPONDANCE:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** 8:15 PM

Respectfully Submitted,  
Joanne Broderick  
Recording Secretary