

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
February 15, 2022**

Chairman Gino Leonardis called to order the Borough of South Plainfield Zoning Board of Adjustment Re-Organization meeting at 7:00pm in the council chambers.

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  
Frank Lemos  
Gino Leonardis  
James Gustafson  
Cindy Eichler  
Gino Leonardis  
Joseph Scrudato (Alt. 1)  
April Wasnick

**Absent:**

Maria Campagna  
Darlene Cullen (Alt, 2)

**Also attending:** Matthew Flynn, Esq.

**MINUTES:** None.

**RESOLUTIONS:** None

**HEARING:**

**A. Case #24-21 – Durham Plaza and La Fete  
Block 541: Lots 10.02: OPA-1 Zone  
110-136 Durham Avenue**

Chairman Leonardis reads into the record a letter from the Law Office of Robert F. Simon to carry the hearing to March 1, 2022, and the applicant consents an extension of time to hear the application through March 31, 2022. Chairman Leonardis agrees that March 1, 2022, is available in the calendar. Matt Flynn confirms that no further notices will be required.

**B. Case #03-22 – John Mangan  
Block 122: Lot 76: R-7.5 Zone  
76 Leeds Dr**

Chairman Leonardis swears in John Mangan – 76 Leeds Drive South Plainfield, New Jersey 07080. Chairman Leonardis confirms that the Board in receipt of the property survey for 76 Leeds Drive. Mr. Mangan states that they have a newer inground pool and would like to utilize the other portion of his property. Wants to add a pool house with a half bathroom. Currently he has a small shed existing on the property that he uses for lawn equipment and no room for the pool equipment. Would like to store the patio furniture in the pool house during the winter months.

Chairman Leonardis asks how will the structure be built? Mr. Mangan explains that it would be a wood frame. Chairman Leonardis asks details about the half bathroom if it will have a toilet and sink? Mr. Mangan states yes to both. Chairman Leonardis asks about electricity, Mr. Mangan states that he already has electric and gas going out to this area of the yard for the pool. Would have to put a light switch and light in the bathroom and there would be a concrete unfinished floor. Chairman Leonardis states that it will be 1 story, Mr. Mangan agrees

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Chairman Leonardis brings up a photo that was submitted with the application, Mr. Mangan explains that they will not be moving forward with that design. Ms. Eichler asks about the kitchenette in the photo. Mr. Manan explains that there will not be a kitchenette. Chairman Leonardis summarizes that the pool house will be built with a wood frame, have electric and plumbing and asks if it will be septic or tied into the sewer. Mr. Mangan explains that it will be ties into the sewer system.

Chairman Leonardis asks how close this will be to the fence line I the rear yard. Mr. Mangan states that it shows as about 5 feet but believes that it is more. Chairman Leonardis states that the structure is to remain in the setbacks.

Chairman Leonardis opens the discussion up to the Board to make any comments or questions. Vice Chairman Gustafson asks if this will match the house? Mr. Mangan agrees. Vice Chairman Gustafson asks Mr. Mangan if he would agree to a condition stating that this structure will not be a living quarters, Mr. Mangan agrees. No further comments or questions from the Board.

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

Chairman Leonardis calls for a motion of approval. Ms. Eichler made motion, seconded by Mr. Scrudato . Those in favor: Mr. Bonanno; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick; Mr. Scrudato ; Vice Chairman Gustafson and Chairman Leonardis. Those oppose: None

**C. Case #04-22 – Michael Carlin and [REDACTED]  
Block 70: Lot 6: R-10 Zone  
[REDACTED] (Redacted DL)**

Chairman Leonardis swears in [REDACTED] and Michael Carlin – [REDACTED] South Plainfield NJ 07080 and James Ramentol - GRA Architects 310 Springfield Ave Berkely Heights NJ.

Michael Carlin explains that their family is growing, and they want to make an addition on their home. Have been here for 7 years and want to stay. Need an additional bedroom and a second bathroom for their baby on the way.

Mr. Ramentol introduces exhibit A-1 photos of other home in neighborhood, and he describes each home in each photo and mentions the homes with non-conforming setbacks. Need a side yard setback where there is currently 5.65 feet, and 8 feet is required. The rest of the setbacks on the lot are conforming. Not creating more o a setback violation, just maintaining the non-conforming setback.

Mr. Lemos asks how many bedrooms. Mr. Ramentol responds that currently there are 3 and we are adding another to make a 4th bedroom. Adding a master bedroom, bathroom, and master bedroom closet. However, on the first floor, one of the bedrooms are used as a dining area since there is no dining room. Mr. Lemos asks about the attic. Mr. Ramentol responds that it will be for storage with pull down-stairs. Mr. Lemos asks about windows in the attic. Mr. Ramentol responds stating that there's a window on either side. Chairman Leonardis asks to verify elevations. Mr. Ramentol states that the height will be less than 30 feet to the ridge. Chairman Leonardis about the exterior of the home and if the siding will match. Mr. Ramentol agrees, may reside the entire home to match if necessary. Mr. Lemos confirms that the distance from the house to property line will not be changing. Chairman asks about the attic, and it will be unfinished. Mr. Ramentol agrees that it will be unfinished and have pull-down stairs for storage and mechanical equipment for the home. It will be an uninsulated space.

Chairman Leonardis asks about what is on the left side of the house. [REDACTED] states that the home is a cape. Vice Chairman Gustafson confirms that the home to the left, that [REDACTED] is referring, to has frontage is on Maple Ave. [REDACTED] confirms yes, the left side is a detached garage. Chairman Leonardis states his concern with any upstairs windows pointing towards that home that has been identified. Mr. Ramentol explains that the back of the house points towards the left side of the house next door on Maple.

Vice Chairman Gustafson states that a condition should be set stating that the attic will never be finished. Mr. Ramentol states that it is a double wide driveway with no garage. Mr. Lemos asks if there will be four bedrooms. Mr. Ramentol states that on the first floor, a room is labeled as a bedroom, but it is used as a dining room.

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Technically it would then be 5 bedrooms. Ms. Moynihan states that the home was sold to them as a 3-bedroom home. Mr. Lemos asks about where their children will park in the future once their children are

of driving age? Mr. Carlin states that their future children's vehicles can be parked behind theirs I the driveway, the driveway can accommodate 4 cars. Mr. Bonanno states that there are rules regarding parking in the street when there is now. Mr. Carlin reiterates that they can fit 4 cars in their driveway.

Selene Avenue – Christopher Diaz – Mr. Diaz congratulates [REDACTED] and Mr. Carlin on their expectant child. Mr. Diaz asks if his taxes will increase with the new construction on the street or anything that could affect the neighbors? Chairman Leonardis answers no. Mr. Flynn explains that it is required by law that the applicants send letters about the public meeting.

Chairman Leonardis closes the public portion.

Mr. Flynn states that this is also an undersized lot and there is also a lot area variance in addition to the side yard variance. Chairman Leonardis confirms that this is a preexisting condition, Mr. Flynn verifies.

Chairman Leonardis calls for a motion of approval. Ms. Eichler made motion, seconded by Mr. Lemos. Those in favor: Mr. Bonanno; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick; Mr. Scrudato; Vice Chairman Gustafson and Chairman Leonardis. Those oppose: None.

**INFORMAL HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**CORRESPONDANCE:** None.

**EXECUTIVE SESSION:** None.

**Adjournment:** 7:36 pm.

Respectfully Submitted  
Stephanie Merola  
Zoning Board of Adjustment Secretary