

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
APRIL 5, 2016

Chairman Leonardis opened the meeting at 7:00 pm.

Please stand for the PLEDGE OF ALLEGIANCE.

This meeting was being 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 & providing same to The Borough Clerk.

It is the policy of the South Plainfield Zoning Board of Adjustment, not to hear any new applications after 10:00 pm and no new witnesses after 10:30 pm.

ROLL CALL:

Present:

**Gino Leonardis, Chairman
Dave Miglis, Vice Chairman
Kenny Bonanno
Maria Campagna
Robert Hughes
Frank Lemos, 1st Alternate**

Absent:

**Cindy Eichler – Excused
Darlene Cullen, 2nd Alternate -
Excused
James Gustafson - Absent**

Also attending: Larry Lavender, Esq.

MINUTES: March 15, 2016 Meeting.

Mrs. Campagna made the motion, seconded by Mr. Bonanno, to accept the above stated Meeting Minutes. Those in Favor: Mr. Bonanno, Mrs. Campagna, Mr. Hughes, Mr. Lemos, Vice Chairman Miglis and Chairman Leonardis.

RESOLUTIONS: None

HEARING: (1 application – previously heard on March 1, 2016)

- A. Case # 1-16—Ricky Bawa for Ashwani Kumar
Block 528.04; Lot 32; R-7.5 Zone
103 Spisso Court

The homeowner is represented by James F. Clarkin, Esq and is requesting a side yard setback of 5 feet – 8 feet is required for a 2 story addition. Plans are in front of the Board.

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Mr. Clarkin addresses the Board Members. Present is architect Susan Sheffmaker, AIA and homeowners' son, Ricky Bawa and his wife. His client is requesting a two (2) story addition – adding two (2) bedrooms and two (2) full baths. The addition is six (6) feet with a depth of forty-two (42) feet which is the depth of the existing home. The side yard setback would be five (5) feet – eight (8) feet is required. The home is on a corner lot.

Ricky Bawa is sworn in. He states that the current occupants of the home are: his parents; his brother and family (wife and two (2) children); himself and his family (wife and two (2) children) and all have been occupants for 15 years. Currently, the home has four (4) bedrooms; two (2) full baths; one (1) half bath; and one (1) kitchen. The addition would create -- six (6) bedrooms; five (5) full bathrooms; and one (1) half bathroom. The proposed bedroom on the first floor would be for his parents who currently in their 70's and mobility becoming an issue. The second bedroom for the children as they get older and want their own space. There is thirty (30) feet between his home and neighbors home. The neighbor has one window facing the proposed addition. The existing shed will be removed.

Architect Susan Sheffmaker, AIA is sworn in. The second floor addition is over the existing garages and then out to the side by six (6) feet adding additional space on both floors. The bedroom on the first floor will use a portion of the garage. There will be an entrance on the side of the house into the garage. The basement is partially finished with a half bath with no entrance to outside.

Chairman Leonardis states that if the property was not a corner lot, the existing home would be centered on the property and the need for the variance would not exist. Also, the property is zoned as R-7.5 however, the actual size of the lot is a R-10 zoned size lot.

Motion made by Mrs. Campagna and seconded by Mr. Hughes for approval with the condition that the existing shed is removed.

Those in **favor**: Mrs. Campagna, Mr. Hughes, Vice Chairman Miglis, Chairman Leonardis.

Those **opposed**: Mr. Bonanno and Mr. Lemos.

INFORMAL HEARINGS: None

OLD BUSINESS: None

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NEW BUSINESS:

Robert Bengivenga, Sr. questioned the Board if an application was submitted for 100 Main Street. There is no application submitted. However, the Board was contacted by the applicants' attorney that an application is forthcoming.

Mrs. Campagna requests permission from Mr. Lavender to briefly discuss what was presented during a Technical Review Committee meeting. There is a proposal forthcoming to build seventeen (17) single family homes or forty (40) condominiums / townhouses on nine (9) acres on Lonsdale Drive. It would be a gated community. Possibly age restricted – 55+. Builders preference is townhouses. It was suggested that a Preliminary Site-Plan be submitted for review.

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 7:47 PM.

Respectfully Submitted,
Joanne Broderick
Recording Secretary