

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
June 6, 2023

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, The Courier News and The Star Ledger providing the 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:**

Kenneth Bonnano  
Darlene Cullen, 2nd Alternate  
Cindy Eichler  
Scott Miller, 2nd Alternate  
April Wasnick  
Gino Leonardis, Chairman

**Absent:**

Joseph Scrudato, 1st Alternate  
James Gustafson, Vice Chairman

**HEARINGS:**

**A. Case #01-23 – Steven Mancuso**

Block: 201 Lot: 23 R-10 Zone  
291 South Plainfield Avenue

The applicant is requesting a *front yard* setback variance to install a front porch.

Steven Mancuso, Homeowner at 291 South Plainfield Avenue is sworn in. The applicant submitted a series of photographs (Exhibit A-1) showing the current condition s the front walkway. The proposed porch will be in place of portions of an existing walkway and planting bed. Pavers and stone will be installed, then the porch will be built on top. The porch will be self-built and 6.5 ft by 18 ft and lifted about 17 inches from the ground level. No covering is being proposed. The applicant agreed to not enclose the porch.

Ms. Wasnick made the motion, seconded by Ms. Eichler. Unanimously approved.

**B. Case#12-23 – Allison Teller**

Block: 196 Lot: 11 R 7.5 Zone  
129 Lee Place

*The applicant is requesting a front yard and side yard setback variance to build a decorative façade which will cantilever out.*

Allison Teller, homeowner at 129 Lee Place and Paul Gorman, father of the homeowner is sworn in. Ms. Teller stated that she was before the Board due to a proposal to construct a second-story addition to the existing dwelling on the property. The property is presently deficient as to required front-yard setback. Ms. Teller and Mr. Gorman explained that they were previously before the Board for approval of the proposed addition that would be constructed on top of the existing dwelling and would cantilever 2 feet out in the front, further exacerbating the existing nonconforming 24.8ft. front-yard setback, resulting in a total setback deviation of 7.2ft.

The applicant and Mr. Gorman testified that the addition to the Cape-Cod style home would conform to the previous approval to include three bedrooms, a bathroom, and a small fourth room. The height of the

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addition will be approximately twelve feet. The first floor of the dwelling will be reconfigured, with a wall to be removed and the two existing bedrooms to be converted to a dining room and an office, respectively. Exhibit A-1 is distributed to the board members which consists of photos of the addition. The front porch will remain, the portico was extended across the front of the dwelling and into the front-yard setback by an additional two (2) feet from the previously approved front-yard setback approval. There are no proposed changes to the side of the home. Ms. Teller agrees to the conditions that the two (2) foot addition would not be enclosed as living space and the exterior siding of the addition would match the rest of the facade.

Mr. Miller made the motion, seconded by Ms. Eichler. Unanimously approved.

**C. Case #25-21 – JMSM, LLC**

Block 528: Lot 46.06: M-2 Zone  
4001-4081 Hadley Road

*The applicant is requesting a Use Variance with Preliminary and Final Site Plan for a warehouse with 117,976 square feet of warehouse area and 13,108 square feet.*

Chairman Leonardis reads a letter from Mr. Clarkin (attorney for the applicant) dated June 6, 2023, requesting the matter be carried to a further date without further notice. Chairman Leonardis, Mr. Flynn and Ms. Merola discuss dates with the Board members. Mr. Flynn confirms that they extended the time of decision through July 31, 2023. The Board agrees on carrying the meeting to July 18, 2023. Mr. Flynn confirms that the hearing will be carried to the regular Zoning Board of Adjustments hearing of July 18, 2023, in this location at 7:00pm with no further notice.

Chairman Leonardis closed the meeting at 7:25 pm.

Respectfully Submitted,  
Stephanie Merola  
Recording Secretary