

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
February 4, 2020

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 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
Ken Bonanno
Maria Campagna
Cindy Eichler
Frank Lemos
April Wasnick, 1st Alternate
Joseph Scudato, 2nd Alternate

Also attending: Alex Fisher, Esq.

Absent:

Darlene Cullen
James Gustafson, Vice Chairman

MINUTES:

October 15, 2019

Chairman Leonardis called for a motion to **approve** the above listed minutes. Mrs. Eichler made motion, seconded by Mr. Scudato. Those in favor: Mrs. Campagna; Mrs. Eichler; Mr. Scudato; Mrs. Wasnick; and Chairman Leonardis. Those oppose: None.

December 3, 2019

Chairman Leonardis called for a motion to **approve** the above listed minutes. Mrs. Eichler 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.

December 17, 2019

Chairman Leonardis called for a motion to **approve** the above listed minutes. Mr. Scudato made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno; Mrs. Campagna; Mr. Lemos; Mr. Scudato; Mrs. Wasnick; and Chairman Leonardis. Those oppose: None.

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RESOLUTIONS:

**A. Case #04-16 -- Robert Cusick
Block 311: Lot 9: R-10 Zone
1055 New Market Avenue**

Chairman Leonardis called for a motion to **approve** the above listed resolution. Mr. Lemos made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Eichler; Mr. Lemos; Mr. Scrudato; Mrs. Wasnick and Chairman Leonardis. Those oppose: None.

HEARING: (2 Residential - 3 Commercial)

**A. Case #17-19 – Lucas Grzech
Block 60: Lot 32.02: OBC-1 (R 7.5) Zone
Redding Avenue**

The applicant is requesting to construct a 2,163 square foot single family home with a loft that requires the following bulk variances. Lot Area: Required 7,500 sq. ft. – Proposing 5,150 sq. ft. – Variance 2,350 sq. ft.; Lot Width: Required 75' – Proposing 50' – Variance 25'; Front Yard Setback: Required 30' – Proposing 25.8' – Variance 4.2'; Building Coverage: Required (25%) 1,303 sq. ft. - Proposing 1,302 square feet - Variance 1 sq. ft. Carried from December 3, 2019 and January 7, 2020.

Lucas Grzech - 10 Virginia Street, South River, New Jersey - Applicant, understands he is still under oath from the previous hearing.

Chairman Leonardis asked Mr. Grzech if he had any items to present to the Board. Mr. Grzech presented the following:

- Exhibit A5 - Updated site plan with a revision date of January 27, 2020.
- Exhibit A6 - Survey dated August 18, 2019.
- Exhibit A7 - Architectural drawings dated February 3, 2020.

Board Members reviewed the Exhibits.

Mr. Grzech addressed the Board Members with the changes he has made to the plans.

- Moved the proposed house back seven feet (7'). Front yard setback variance is eliminated.
 - Allows two (2) cars to park in driveway, front to back.
- Changed pitch of roof. Lowered house by 1.5' for a total height of 33.3'.
 - Chairman Leonardis asked if the reduction in height removes height variance. Per Mr. Grzech, never needed a height variance.
- Two (2) car wide driveway. Will comply with five feet (5') variance for driveway.
 - Driveway to hold four (4) cars.... Garage one (1) car. Parking for total of five (5) cars.
- Survey shows fence along the entire lot.
- Survey shows retaining wall.
 - Chairman Leonardis asked what the purpose of the wall. Unknown to Mr. Grzech. Chairman Leonardis asked if it had anything to do with the pump house previously discussed.
 - Raymond Moskal - 115 Redding Avenue, South Plainfield, New Jersey - current owner. The wall is for the height difference between two (2) properties.
- Fence in on property by a foot.
- Attic is storage space with pull down stairs.
- Variance still required: lot width and lot area.

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Mrs. Campagna confirmed with Mr. Grzech that the side yard will not be paved. Mr. Grzech added that there will be some landscaping.

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

Chairman Leonardis stated this is the third time. Made effort to change the height of the building and parking. Resolved both.

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

B. Case #01-20 – Marc Della Ventura
Block 183: Lot 6: R-10 Zone
309 Manning Avenue

The applicant is requesting to construct an 18' X 30' single story addition that requires the following variances: Front Yard Setback: Required 30' – Requesting 24.9' – Variance 5.1';
Second Front Yard Setback (Corner Lot): Required 30' – Requesting 16' – Variance 14'.

Marc Della Ventura - 309 Manning Avenue, South Plainfield, New Jersey - Applicant and Owner is sworn in. Addressed the Board. Proposing a single story addition. Corner lot - two (2) front yard setbacks. Existing house is one thousand one hundred (1,100) square feet. Need more room. Mr. Della Ventura presented the Board with Exhibit A1 - Survey of the property.

Chairman Leonardis confirmed with Mr. Della Ventura corner of Ritter and Manning. Mr. Della Ventura stated that he believes there is an additional ten feet (10') from the dotted line on the survey to the curb. Property has been in the family for over forty (40) years. Inherited the property. Moved in with his family.

Chairman Leonardis asked Mr. Della Ventura to describe the addition. Per Mr. Della Ventura, adding a great room, bumping out the kitchen, possible half bath and finish basement. Chairman Leonardis asked if the roof line will match. Mr. Della Ventura stated yes.... Will match the gable line. Across the front of the house is twenty-six (26) planning to come out to thirty (30) to have a 'L-shape'. Small nine foot (9') covered porch. Chairman Leonardis asked Mr. Della Ventura regarding siding. Mr. Della Ventura stated all new... siding and roof. Chairman Leonardis asked who will be doing the construction. Per Mr. Della Ventura, himself. Will have landscaping. Has been a four (4) year deal to get to this point. To remove the other party that was on the property. Chairman Leonardis asked Mr. Della Ventura if he plans to live in the house. Per Mr. Della Ventura, 'lives there now'.

Chairman Leonardis stated the uniqueness of the property is that it is a trapezoid.

Mrs. Campagna asked if the driveway is in the back of the home. Mr. Della Ventura stated in front of garage... side of the house. Mrs. Campagna asked if it will remain where it is shown on the survey. Mr. Della Ventura replied, yes... that will not change. Mrs. Campagna asked Mr. Della Ventura if the addition is one (1) room. Mr. Della Ventura stated approximately 18' X 18' great room.... Push kitchen over and possibly a half bath. Mrs. Campagna stated on the right side. Kitchen on the right side. Mr. Della Ventura stated yes... when you walk in though the back door, you go down stairs. Will cover stairs and shift over. Kitchen will get extended. Currently, the kitchen is 10' X 12'. Mrs. Campagna asked if the addition will be toward the back or to the right. Mr. Della Ventura stated extend foot print. Kitchen is toward the back.

Mr. Lemos asked if it will be a powder room or full bath. Per Mr. Della Ventura, half bath.

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Chairman Leonardis asked if any HVAC is being moved. Mr. Della Ventura stated no... will not be touched.

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

Chairman Leonardis stated this is very a common addition. The shape of the lot is irregular. Believes plenty of room for sight triangle. Asked Mr. Della Ventura not to plant too many trees in the sight triangle corner. Mr. Della Ventura agreed. Believes will be a nice addition to the neighborhood.

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

Mr. Della Ventura asked what happens next. Chairman Leonardis and Mr. Fisher explain to Mr. Della Ventura the process regarding resolutions.

**C. Case #35-18 – 2271 Hamilton LLC
Block 390: Lot 1 & 2: M-3 Zone
2271 Hamilton Boulevard**

The applicant is requesting a Preliminary and Final Site Plan with Use and Bulk Variances to construct a 10,300 square foot retail building and 55,237 square foot warehouse. Carried from December 3, 2019 and January 7, 2020.

Chairman Leonardis read the following letter from Walter K. Abrams, Esq:

'Dear Board Members: I represent the above applicant who is scheduled for hearing Tuesday, February 4 and respectfully request that the matter be carried to your first available hearing in March. The basis for the request is to afford my client's engineer time to make additional revisions to the plans as requested by the Board Engineer. The applicant grants any time extensions imposed upon he boards by the MLUL. I ask that the new date be announced to avoid the necessity of re-publication and re-notice. Thank you for your courtesy and cooperation. Respectfully, Walter K. Abrams'

Chairman Leonardis announced that this applicant will be heard on March 3, 2020.

**D. Case #02-19 – Joseph Penyak, Jr.
Block 332: Lot 13: M-3 Zone
309 Pulaski Street**

The applicant is requesting a use variance for a contractor's storage yard. Previously heard on December 17, 2019.

Chairman Leonardis read the following letter from Robert R. Levinson, Esq:

'Dear Ms. Broderick: As per your request, please reschedule this matter for the April 21, 2020 meeting date. Thank you for your cooperation and understanding. Very truly yours, Robert R. Levinson.'

Chairman Leonardis announced that this application will be heard on April 21, 2020.

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**C. Case #36-18 – All Season Sports Academy, LLC
Block 476: Lot 3: M-3 Zone
2700 Hamilton Boulevard**

The applicant is requesting an expansion of the Use Variance and Site plan Approval to construct a multipurpose recreational field and additional parking.

Chairman Leonardis read the following letter from Walter K. Abrams, Esq:

'Dear Board Members: I represent the above applicant who is scheduled for hearing Tuesday, February 4 and respectfully request that the hearing be adjourned and rescheduled to Tuesday, March 3 at 7 pm. The basis for our request is to allow us sufficient time to comply with issues and comments raised by Mr. Bucco in his review letter. The applicant waives all time limitations pursuant to the MLUL and asks that the adjournment date be announced to avoid the necessity of re-publication / re-notice. Thank you for your courtesy and cooperation. Respectfully, Walter K. Abrams'

Chairman Leonardis announced that this application will be heard on March 3, 2020.

Chairman Leonardis stated that he had asked the Board Secretary to compose a list of all cases heard in the last few years along with their respective resolution conditions. Board has spent many hours hearing applicants and items that Applicants have promised. Many of them, especially larger industrial cases, have not come near completion of what was promised. Would like some volunteers to go and look at the sites. Bring attention to what is not done to the appropriate official.

Mr. Bonanno stated some don't do what was asked... some go over and beyond. Chairman Leonardis stated those should be nominated for the 'Glitter Award'.

Mrs. Broderick stated went back four (4) years. Has six (6) months to go.

Chairman Leonardis stated if there are enough volunteers, can split the list.

Mr. Lemos stated the conditions are put in the resolution, they should follow. Mr. Fisher stated they are required to follow. A zoning violation can be given.

INFORMAL HEARINGS: None

OLD BUSINESS: None

NEW BUSINESS: None

CORRESPONDANCE: None

EXECUTIVE SESSION: None

ADJOURNMENT: 7:40 PM

Respectfully Submitted,
Joanne Broderick
Recording Secretary