

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
MAY 17, 2022

Vice Chairman Gustafson 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 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  
April Wasnick  
Maria Campagna  
Joseph Scudato, 1st Alternate  
James Gustafson, Vice Chairman

Absent:

Chairman Leonardis  
Darlene Cullen  
Frank Lemos  
Cindy Eichler

Also attending: Matthew Flynn, Esq

Minutes: None.

Resolution(s):

**A. Case #11-22 – John Espin  
Block 152: Lot 16: R-7.5 Zone  
1515 Clinton Ave**

The applicant has requested a variance to build a 20'x50' garage (1,000 sq feet).

Vice Chairman Gustafson calls for a motion to **approve** the above listed Resolution. Mrs. Wasnick made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno, Mrs. Campagna, Mr. Scudato, Mr. Gustafson, Mrs. Wasnick

**B. Case #12-22 – Richard Dworzanski  
Block 127: Lot 23: R-7.5 Zone  
122 Madison Drive**

The applicant has requested a secondary front yard variance to build a garage extension.  
required 30' – proposing – 29' variance 1'.

Vice Chairman Gustafson calls for a motion to **approve** the above listed Resolution. Mrs. Campagna made motion, seconded by Mrs. Wasnick. Those in favor: Mr. Bonanno, Mrs. Campagna, Mr. Scudato, Mr. Gustafson, Mrs. Wasnick.

**C. Case #05-21 – PS Atlantic Coast, LLC  
Block 523: Lot 2.01 & 2.04 (new): OPA-1 Zone  
120 McKinley Avenue**

The applicant has requested an *amended final site plan* to a previously approved site plan – ZBOA #01-19 – DCD Capital, LLC - formally 120 McKinley Avenue & 401 Durham Avenue. (Corrected Resolution).

Vice Chairman Gustafson calls for a motion to **approve** the above listed Resolution. Mrs. Wasnick made motion, seconded by Mr. Bonanno. Those in favor: Mr. Bonanno, Mrs. Campagna, Mr. Gustafson, Mrs. Wasnick. Mr. Scudato abstained.

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

The applicant has requested a *zoning interpretation, appeal of the zoning officer's decision and a use variance*. Mr. Flynn states there is a change to the resolution, paragraph 20, 2nd and 3rd sentences should be edited to remove the use variance as the applicant withdrew the D-1 use variance. Mr. Flynn explains and confirms the details.

Vice Chairman Gustafson calls for a motion to **approve** the above listed Resolution with the modifications that Mr. Flynn stated. Mr. Scudato made motion, seconded by Mrs. Wasnick. Those in favor: Mr. Bonanno, Mrs. Campagna, Mr. Scudato, Mrs. Wasnick.

**Hearing(s):**

**A. Case #14-22 – Janice Davison  
Block 167: Lot 30: R-7.5 Zone  
550 Franklin Ave**

The applicant is requesting a *font yard variance* to build a *6'X20' Front Porch*.  
Required: 30' - Current: 25.9' - Proposed: 19.9' - Requesting:10.1'

Ms. Davison is sworn in. Janice Davison at 550 Franklin Avenue South Plainfield New Jersey 07080. Ms. Davison states that she wants to put a porch in front of her house. Vice Chairman Gustafson confirms that is half of the length of the house, covered, open air porch. Ms. Davison agrees. Vice Chairman Gustafson refers to the drawing of the proposed porch and identifies that the porch will be on the right side of the home, towards the driveway side. Vice Chairman Gustafson asks what is on the left side of the front of the home? Ms. Davison responds that there is a garden bed. Mr. Flynn identifies exhibit A-1 as a front view of the proposed porch and A-2 as a side view of the proposed porch. Vice Chairman Gustafson identifies a photo that was submitted with the application. The photo is the front of 508 Franklin Ave, which has a front porch in front of the entire length of the home. Ms. Davison states that it is 3 doors down from her to the right. The second photo, also of a home with a front porch, is 2 doors down on the left. Vice Chairman Gustafson asks if any board members have any questions for the applicant. Mr. Scudato asks about the color. Ms. Davison responds that it will be treks decking, gray, with white vinyl. Mr. Gustafson asks if the porch will match, Ms. Davison agrees. No further questions from members of the board. Vice Chairman Gustafson opened the discussion to the Public. No Public comments or concerns.

With no further questions or concerns, Vice Chairman Gustafson calls for a motion to approve the application with conditions. Mrs. Wasnick made motion, seconded by Mrs. Campagna. Those in favor: Mr. Bonanno, Mrs. Campagna, Mr. Scudato, Mrs. Wasnick.

**INFORMAL HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**CORRESPONDANCE:** None

**EXECUTIVE SESSION:** None

**ADJOURNMENT:** 7:19pm.

Respectfully Submitted,

Stephanie Merola

Zoning Board of Adjustments Secretary