

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
October 2, 2018

**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 and The Courier News and 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**  
**James Gustafson, Vice Chairman**  
**Ken Bonanno**  
**Maria Campagna**  
**Darlene Cullen**  
**Cindy Eichler**  
**Frank Lemos**  
**April Wasnick, 1<sup>st</sup> Alternate**  
**Joseph Scudato, 2<sup>nd</sup> Alternate**

**Absent:**

**Also attending:** Larry Lavender, Esq.;

**MINUTES:** None.

**RESOLUTIONS:** None.

**HEARING:** (1 Residential – 1 Commercial)

**A. Case #31-18 -- Daniel VP, LLC**  
**Block 195: Lot 26: R-7.5 Zone**  
**145 Daniel Street**

The applicant is requesting to construct an Add-A-Level. Variance being requested: Secondary Front Yard Setback (Corner Lot) -- Required: 30' -- Existing: 14.9' -- Variance: 15.1'. Carried from August 21, 2018 hearing. Adjourned on October 2, 2018.

Ed Santoro – 304 Maple Avenue, South Plainfield, New Jersey – attorney for applicant addressed the Board. Joseph A. Krawiec – architect for applicant is present and remains sworn in from previous hearing - August 21, 2018. Mr. Santoro stated that there were some issues on the property that the Board asked to have addressed. The Board had requested a Phase 1 Environmental to be conducted. Mr. Santoro contacted the Middlesex County Environmental Commission who agreed to meet him and Mr. Krawiec at the site. Mr. Santoro could not remain at the site when the representative arrived. However, Mr. Krawiec did. Mr. Krawiec sent a summary of findings via email to Mr. Santoro who forwarded unto the Board Secretary. A copy of the email is before each Board Member.

The Board had requested Mr. Bucco, Board Engineer, to review the file. He did a site visit on September 28, 2018. Mr. Bucco's findings are listed in a report dated September 28, 2018, also before the Board Members. According to his review, there is no indication a Phase 1 Environmental is required. However, he concurred with the Borough Property Maintenance Office and Health Department recommendation to remove the piping and have the dry well filled in accordance with Middlesex County regulation.

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Chairman Leonardis confirmed with Mr. Santoro that the applicant will comply with all the items on the letter from the Acting Property Maintenance Officer and Health Inspector that was discussed at the previous hearing.

Chairman Leonardis confirmed with Mr. Santoro that the applicant will comply with the items in Mr. Bucco's review letter dated September 28, 2018.

Mr. Santoro stated the existing home is an eyesore for the neighborhood.

Mr. Santoro reviewed the conditions:

- Shed to be removed.
- Existing fence will be removed.
- Property will be landscaped.
- Driveway will be asphalt.
- Walkway will be replaced.
- New roof, siding and windows.
- Existing deck will be repaired.
- Deck will not be enclosed.

Mrs. Campagna confirmed with Mr. Santoro that the first floor will remain but will be renovated and then adding the second floor.

Mrs. Cullen asked if the first floor is being gutted. Mr. Krawiec stated the entire house will be gutted.

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

Chairman Leonardis calls for a motion of **approval** with the conditions from the previous hearing and this hearing. Mr. Lemos made motion, seconded by Mrs. Eichler. Those in favor: Mr. Bonanno; Mrs. Campagna; Mrs. Cullen; Mrs. Eichler; Mr. Lemos; Mrs. Wasnick; Mr. Scudato (alternate) and Chairman Leonardis. Those oppose: None

**B. Case #32-18 -- JSM Holdings at South Plainfield, LLC  
Block 535: Lot 9.01: M-1 & OPA-1 Zone  
2901 Hamilton Boulevard**

The applicant is requesting a Preliminary and Final Site Plan, Bulk and Use Variances to construct a 10,080 square foot retail building with drive-thru, an 80,222 square foot office with workshops and a contractor's storage yard.

Chairman Leonardis read a letter addressed to the Board Secretary from Kevin Boris, Esq., attorney for the applicant, dated October 2, 2018 requesting the hearing to be adjourned to November 20, 2018. The Board Members agreed to adjourn the hearing to November 20, 2018 and all notices will carry. Chairman Leonardis advised members of the audience that this applicant will be heard on November 20, 2018.

**INFORMAL HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**CORRESPONDENCE:** None.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** 7:20 PM

Respectfully Submitted,  
Joanne Broderick  
Recording Secretary