

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
January 23, 2024

Chairman Gino Leonardis called to order the Borough of South Plainfield Zoning Board of Adjustment Re-Organization meeting at 6:pm in the council chambers.

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:**

James Gustafson  
Dennis Hado (Alt, 2)  
Cindy Eichler  
Gino Leonardis  
Scott Miller, (Alt. 1)  
Joseph Scrudato  
April Wasnick

**Absent:**

Ken Bonanno  
Darlene Cullen

**Also attending:** Matthew Flynn, Esq.; Timothy Jensen, PP; Andrew Denbigh, PE, CME

**MINUTES:** None.

**RESOLUTIONS:**

- A. Appointment of Board Professionals – 2024
- B. Meeting Dates – 2024
- C. Designation of Official Newspaper - 2024
- D. **Case #30-23 – Wesley Mendes Dos Santos**  
**Block 56: Lot 5: R-7.5 Zone**  
**144 Sprague**

The applicant has requested a *Front Yard Setback* variance for a Front Porch.

- E. **Case #33-23 – Lukasz Grzech**  
**Block 322: Lot 4: R-10 Zone**  
**638 Bergen Street**

The applicant has requested a *Lot Width Variance* to build a new house.

- F. **Case #15-23 – Franco Del Salto**  
**Block 329.01: Lot 1: OBC-1 Zone**  
**334 Hamilton Boulevard**

The applicant has requested a *Conditional Use Variance* for the property to be used for Bible Study and Worship Services as well as the continued use by the Knights of Columbus on select days.

**HEARING:** None.

**INFORMAL HEARINGS:** None.

**OLD BUSINESS:** None.

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**NEW BUSINESS:** None.

**CORRESPONDANCE:** None.

**EXECUTIVE SESSION:** None.

**Adjournment:** 7:05 pm.

Respectfully Submitted  
Stephanie Merola  
Zoning Board of Adjustment Secretary