

**BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES**

**March 5, 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  
Joseph Scrudato  
Gino Leonardis  
Scott Miller, (Alt. 1)  
April Wasnick

**Absent:**

Ken Bonanno  
Darlene Cullen

**Also attending:** Matthew Flynn, Esq.

**MINUTES:** None.

**RESOLUTIONS:** None.

**HEARING:**

Case #21-23 – 1202 New Market Ave. V1, LLC  
Block 284: Lot 5&10.01: M-3 Zone  
1202 New Market Ave

The applicant is requesting a use variance, and Preliminary and Final Site Plan approval for outdoor storage for vehicles. (Carried from November 21, 2023).

Chairman Leonardis read into the record a letter from Giordano, Halleran and Ciesla, signed by Marc D. Policastro, attorney for the applicant requesting to carry this matter to a further date without further notice. Chairman Leonardis states that this will be heard May 7, 2024. Mr. Flynn confirms that this will not be heard tonight and will be heard on May 7, 2024 in the same location.

Case #22-23 – 40 Cragwood Road Property LLC  
Block 528.01: Lot 47: M-2 Zone  
40 Cragwood Road

The applicant is requesting a use variance as well as preliminary and final site plan approval to demolish the existing two-story office building to construct a 300,000-square-foot warehouse building including driveways, parking areas, utilities, lighting, landscaping, and additional site improvements. (Request to carry to April 2, 2024)

Chairman Leonardis read into the record correspondence from Borrus, Goldin, Foley, Vignuolo, Hyman and Stahl, signed by James E. Stahl, attorney for the applicant requesting to carry this matter to April 16, 2024. Mr. Flynn confirms that this will not be heard tonight and will be heard April 16, 2024 at 7:00PM in the same location.

Case #01-24 – Gary and Laura Vesce  
Block 67: Lot 10: R-10 Zone  
2133 Audubon Avenue

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The applicant is requesting a Rear Yard Setback variance and lot coverage variance for an addition.

Required – 20' Proposed – 18' Variance –2'

Required – 2,500 sq. ft. (25%) Proposed –2,767 sq. ft. Variance – 267 sq. ft.

Mr. and Mrs. Vesce stated that they were before the Board to request two (2) variances relating to a three-season addition, a sunroom, to the rear of their home. They provided architectural renderings submitted with their application. In testifying about the current state of the property, the applicant stated that an existing bedroom already intrudes into the rear-yard setback, and the sunroom would just be brought even with the existing building line. In total, the proposal is for a 15x14 foot addition of 214 sf. The deviations as to the rear-yard and the lot coverage already exist, and this is a modest increase in same. Mr. and Mrs. Vesce confirmed there were no flooding conditions on the property and that the sunroom would lead out to an existing back patio. Mr. and Mrs. Vesce also agreed that all new siding and windows will match existing conditions of the home, and the addition shall be guttered.

Motion: Ms. Eichler Second: Vice Chairman Gustafson

Roll Call: Ms. Eichler, Mr. Hado, Mr. Miller. Mr. Scrudato, Ms. Wasnick, Mr. Gustafson, Mr. Leonardis.

**INFORMAL HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**CORRESPONDANCE:** None.

**EXECUTIVE SESSION:** None.

**Adjournment:** 7:12pm.

Respectfully Submitted

Stephanie Merola

Zoning Board of Adjustment Secretary