

BOROUGH OF SOUTH PLAINFIELD  
ZONING BOARD OF ADJUSTMENT MINUTES  
January 7, 2025 – Re-Organization

Stephanie Merola called to order the Borough of South Plainfield Zoning Board of Adjustment Re-Organization meeting at 6:45pm 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:**

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

**Absent:**

Ken Bonanno

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

Ms. Merola called for a motion to appoint the CHAIRMAN. Jimmy Gustafson nominated **Gino Leonardis** as **CHAIRMAN**, seconded by Cindy Eichler. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint the VICE CHAIRMAN. Darlene Cullen nominated **James Gustafson** as **VICE CHAIRMAN**, seconded by Scott Miller. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint LEGAL COUNSEL. Cindy Eichler nominated **Savo, Schalk, Gillespie, O'Grodnick & Fisher, PA – Matthew Flynn, Esq.** as **LEGAL COUNSEL**, seconded by April Wasnick. Those in Favor: Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint CONFLICT ATTORNEY. Darlene Cullen nominated **PRB Attorneys at Law** as **CONFLICT ATTORNEY**, seconded by Cindy Eichler. Those in Favor: Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint BOARD ENGINEER. Jimmy Gustafson nominated **T&M Associates – Andrew Denbigh** as **BOARD ENGINEER**, seconded by Darlene Cullen. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint CONFLICT ENGINEER. Cindy Eichler nominated **Najarian Associates**, seconded by April Wasnick. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint BOARD PLANNER. Cindy Eichler nominated **T&M Associates** as **BOARD PLANNER**, seconded by Scott Miller. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

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Ms. Merola called for a motion to appoint CONFLICT PLANNER. Cindy Eichler nominated ***Najarian Associates*** as **CONFLICT PLANNER**, seconded by Joseph Scrudato. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint TRC MEMBERS. Cindy Eichler made motion to nominate April Wasnick, , Joeseeph Scrudato, Scott Miller and Dennis Hado as an Alternate, seconded by Darlene Cullen. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint BOARD RECORDING SECRETARY. Darlene Cullen nominated **Stephanie Merola** as **BOARD RECORDING SECRETARY**, seconded by April asnick. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

Ms. Merola called for a motion to appoint OFFICIAL NEWSPAPERS. Scott Miller nominated ***South Plainfield Observer, The Star Ledger, and TAP*** seconded by Jimmy Gustafson. Those in Favor: Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None. Ms. Cullen abstained from the vote.

Ms. Merola called for a motion to adopt the **2025 SCHEDULED MEETING DATES**. Darlene Cullen made motion, seconded by April Wasnick. Those in Favor: Ms. Cullen, Ms. Eichler, Mr. Gustafson, Mr. Hado, Mr. Leonardis, Mr. Miller, Mr. Scrudato, Ms. Wasnick. Those Oppose: None.

**Adjournment:** 6:56 pm.

Respectfully Submitted  
Stephanie Merola  
Zoning Board of Adjustment Secretary