

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
April 18, 2023

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, 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:

Cindy Eichler
Scott Miller, 2nd Alternate
Joseph Scrudato, 1st Alternate
April Wasnick
Gino Leonardis, Chairman

Absent:

Kenneth Bonnano
Frank Lemos
James Gustafson, Vice Chairman
Darlene Cullen, 2nd Alternate

Also in attendance: Matt Flynn, Esq.

MINUTES: None.

RESOLUTIONS: None.

HEARINGS:

Case #25-21 – JMSM, LLC

**Block 528: Lot 46.06: M-2 Zone
4001-4081 Hadley Road**

The applicant is requesting a *Use Variance* with Preliminary and Final Site Plan for a warehouse with 117,976 square feet of warehouse area and 13,108 square feet of office space.
(Carried from January 17, 2023)

Chairman Leonardis reads a letter from James Clarkin, Esq., attorney for the applicant, into the record requesting that this matter be carried to June 6, 2023 without further notice or publication. Mr. Flynn confirms June 6, 2023 at 7:00PM in this room. Mr. Flynn also confirms that he spoke with Mr. Clarkin and stated that the applicant has extended the boards time of decision through June 6, 202.

A. Case #06-23 – Richard and Jennifer Dosch

**Block 216: Lot 10: R-10 Zone
407 S. Plainfield Ave**

The applicant is requesting a *secondary front yard setback variance* to install a shed.
Required – 30' Proposed – 7' Variance – 23'

The applicant, Mr. Richard Dosch, appeared before the Board to discuss the required variance and was duly sworn in. Mr. Dosch stated he was before the Board to replace the two existing sheds on the eastern side of his lot and install a new shed in the northwest corner of the lot. This shed would be located closer to the property line along West Crescent Parkway than the principal residential building and thus requires bulk variance relief. This corner of the lot is essentially unused because the main driveway for the home comes off West Crescent and heads to the rear of the home and existing garage. As a result, the portion of the lot to the north of the driveway apron is an unused corner only partially connected to the main back yard. The applicant thus proposes putting down a gravel pad and placing a 12x16 wooden shed in that portion of the lot, approximately seven feet from the property line. The shed shall be located at least seven feet from the property line and be under 200 square feet in total. Chairman Leonardis calls for a motion of approval. Motion: Ms. Eichler Second: Ms. Wasnick
Vote on application: Ms. Eichler, Mr. Miller, Mr. Scrudato, Ms. Wasnick, Mr. Leonardis.

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Adjournment: 7:11PM

Respectfully Submitted
Stephanie Merola
Zoning Board of Adjustment Secretary