

**BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT MINUTES
May 2, 2023**

Zoning Board Secretary Stephanie Merola 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:

Kenneth Bonnano
Frank Lemos
Scott Miller, 2nd Alternate
April Wasnick

Absent:

Darlene Cullen, 2nd Alternate
Cindy Eichler
James Gustafson, Vice Chairman
Gino Leonardis, Chairman
Joseph Scrudato, 1st Alternate

RESOLUTIONS:

A. Case #21-22 – Richard and Jenny Dosch

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

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

Motion: Ms. Wasnick Second: Mr. Miller Unanimously approved.

B. Case #23- 22 - Fusion Fantacies, LLC

Block 254: Lot 1.02: M-3 Zone
124 Case Drive

The Applicant has requested to construct a 2,550 square foot addition to the northeast corner of the existing building to serve as a ceremony room. This proposed ceremony room will allow customers to have their civil or religious ceremony on the same site as the reception event for their occasion.

Motion: Ms. Wasnick Second: Mr. Miller Unanimously approved.

HEARING:

**A. Case #02-23 – 1400 Hamilton Boulevard, LLC
Block 428: Lot 1: R-10 Zone
1400 Hamilton Boulevard**

The applicant is requesting a Use Variance with Preliminary and Final Site Plan to demolish the existing dwelling and all site features and construct a 2,496 sq. ft. two-story mixed-used building with two (2) 1,248 sq. ft. offices on the first floor and two (2) 2-bedroom residential units on the second floor.

Ms. Merola announced that this after will be carried without further notice at the May 16, 2023, meeting at the same time and location.

Board members discuss an upcoming TRC committee meeting.

ADJOURNMENT: 7:07PM

Respectfully Submitted,
Stephanie Merola
Recording Secretary