



**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**



**ADRIAN O. MAPP**  
**MAYOR**

**D. Scott Belin, Chairman**  
**Alejandro Ruiz, Vice Chairman**

**MEETING MINUTES**  
**WEDNESDAY APRIL 1, 2015 AT 7:00 P.M.**  
**PLAINFIELD CITY HALL LIBRARY**  
**515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060**

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I. **CALL TO ORDER** – Chairman Belin called the meeting to order at 7:09 p.m. at which time he then read the following statement:

II. **OPEN PUBLIC MEETING STATEMENT**

“The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk’s office, the Planning Division office and the City’s website in accordance to the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. **ROLL CALL**

Membership	Jan 22	Feb 4	Mar 4	Apr 1	May 6	Jun 3	Jul 1	Aug 5	Sep 2	Oct 7	Nov 4	Dec 2	Term of Office
D. Scott Belin Chairman	P	P	--	P									12/31/2018 (4 year term)
Alejandro "Alex" Ruiz Vice Chairman	-	P	--	P									12/31/2016 (4 year term)
Mary Burgwinkle	P	P	--	P									12/31/2016 (4 year term)
Frank Johnson	P	P	--	-									12/31/2015 (4 year term)
Charles McRae	P	P	--	P									12/31/2017 (4 year term)
Jim Spear	P	P	--	P									12/31/2016 (4 year term)
Rich Sudol	P	P	--	P									12/31/2018 (4 year term)
Robert K. Graham Alternate No.1	P	P	--	P									12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V	V	V									12/31/2015 (2 year term)
Attendance Total	7	8	--	7									

Ledger: Present (P); Absent (A); Meeting Cancellation; (- -); Vacancy (V);

**IV. OTHERS IN ATTENDANCE**

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

**V. PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Chairman Belin opened the meeting for public comments and/or statements on items that are not on the agenda and limited 2 minutes maximum per comments/statements. Hearing none, he closed the public portion on non-agenda items of the hearing.

**VI. MINUTES** – The minutes of February 4, 2015 was approved by eligible members of the board as presented by general consent.

**VII. RESOLUTION (MEMORIALIZATION(S))**

1.

ZBA-14-29	Fillmore Plainfield, LLC	116-122 Crescent Avenue	829	3	Crescent Area Historic Zone District
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- Chairman Belin asked the board, if there were any questions/comments in regards to the resolution memorialization. Hearing none, he entertained a motion.
- On a motion by Vice Chairman Ruiz and seconded by Board Member Burgwinkle, the board voted as follows granting approval that a Certificate of non-conformity be issued for the purpose of allowing the preexisting, nonconforming use to be continued as a seven-unit residential apartment use as written.

Belin	Ruiz	Burgwinkle	Johnson	McRae	Spear	Sudol	Graham
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Eight in favor. None opposed. None abstained.

**VIII. DEVELOPMENT APPLICATION(S)**

1.

ZBA-12-14	Edgar Solano, of Solano's Auto Repair	414-418 Madison Avenue	702	6	MU Mixed Use Zone District
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- Board Attorney Vignuolo advised the board that the applicant did not meet the ten (10) public meeting notifications, therefore the board does not have jurisdiction to carry this application. The Board acknowledged the improper notice and upon receipt of the applicant providing proper notice this applicant can be rescheduled. There was no further discussion.

2.

ZBA-15-07	Otis Coney	710-716 Belvidere Avenue	903	2	NH Netherwood Height Historic Zone District
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- The Planning Division office was in receipt of a letter dated April 1, 2015 from Lawrence A. Vastola, Esq. representing the applicant. The applicant's attorney Mr. Vastola requested that the application be carried until further notice of his applicant. The Board carried this application to the May 6, 2015 board meeting.

3.

ZBA-14-38	Plainfield Madison Park, LLC	305-323 East Front Street	323	6.01	TODD/TD Transit Oriented Development Downtown/Transit Zone District
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- John Sullivan, Esq. of Vastola, Fackelman & Sullivan, 495 Union Avenue, Middlesex, New Jersey represented the applicant. Mr. Sullivan explained that the application will be presented by the applicant's planner to provide testimony that there is no substantial detriment to the zone plan or land use ordinance.
- Roger DeNiscia, who was sworn in and stated his qualifications as a New Jersey Licensed Professional Planner. Mr. DeNiscia described the application as no substantial changes to the property. He presented Exhibit B1 of a rendering indicating photo board of the site and the surrounding neighborhood area and an aerial view of the entire site. He said that the applicant is seeking to construct a 6-story building, 100 in total of apartments, retail stores on the first floor, height requirement, density, and parking area.
- The board expressed some concern about the height of the building, to many apartments, height mass, apartment sizes, quality of apartments and the public good. After there being no further testimony of the Professional Planner, Chairman opened the meeting for public comment.
- Mrs. Doris Brown, of 306 Orange Place said she has lived there for over 30 years. She said her property is behind the proposed project. She is concerned that the building to tall and will affect her garden area which need the sun. She said this building will block all the sun light. There being no further public statements, the board made recommendations to the applicant to resubmit a more appropriate design and address all concerns that were discussed.
- There being no further discussion, the board carried this application to the May 6, 2015 board meeting.

**IX. OLD BUSINESS - none**

**X. NEW BUSINESS**

1. Distribution of the updated Board members directory for year 2015 – After the board reviewed it there were no revisions.

**XII. ADJOURNMENT –** There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Board Member McRae at 9:50 p.m.

Respectfully submitted,

Rosalind Miller  
Board Secretary

**NOTE:** The Board will not hear any cases after 10:30 p.m. All documents are available for inspection at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486.

ZBA meeting.4/1/2015

Phone: (908) 753-3486 \* Fax: (908) 226-258  
Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)