



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

REORGANIZATION MEETING MINUTES
THURSDAY JANUARY 22, 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** – Director of Planning Division Bill Nierstedt called the meeting to order at 7:12 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												12/31/2018 (4 year term)
Alejandro "Alex" Ruiz Vice Chairman	-												12/31/2016 (4 year term)
Mary Burgwinkle	P												12/31/2016 (4 year term)
Frank Johnson	P												12/31/2015 (4 year term)
Charles McRae	P												12/31/2017 (4 year term)
Jim Spear	P												12/31/2016 (4 year term)
Rich Sudol	P												12/31/2018 (4 year term)
Robert K. Graham Alternate No.1	P												12/31/2016 (2 year term)
VACANCY, Alternate No.2	V												12/31/2015 (2 year term)
Attendance Total	7												

Ledger: Present (P); Absent (A); No Meeting (-); Vacancy (V);

IV. OTHERS IN ATTENDANCE

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

V. REORGANIZATION

1) **Election of a Chairperson** – Director of Planning Division Bill Nierstedt asked the board for nominations for the position of Board Chairperson. Nominations are made by Board Member Burgwinkle, seconded by Board Member Johnson to elect Board Member Scott Belin. Hearing no further nominations offered, Planning Director Nierstedt closed the nominations for Chairperson. A motion was made by Board Member Burgwinkle, seconded by Board Member Johnson and accepted by Chairman elect Belin of the Zoning Board of Adjustment for the year 2015.

Name	Aye	Nay	Abstain	Excused
D. Scott Belin, Chairman	X			
Alejandro "Alex" Ruiz, Vice Chairman	-			
Mary Burgwinkle	X			
Frank Johnson	X			
Charles McRae	X			
Jim Spear	X			
Rich Sudol	X			
Robert K. Graham, Alternate No.1	X			
VACANCY, Alternate No.2				

Seven in favor. None opposed. None abstained.

➤ Chairman Belin thanked the board for their continued support.

2) **Election of a Vice Chairperson** – Chairman Belin asked the board for nominations for the position of Board Vice Chairperson. Nominations are made by Board Member Burgwinkle, seconded by Board Member Spear to elect Board Member Ruiz. Hearing no further nominations offered, Chairman Belin closed the nominations for Vice Chairperson. A motion was made by Board Member Burgwinkle, seconded by Board Member Spear. Vice Chairman elect Ruiz of the Zoning Board of Adjustment was not present, as the board voted as follows to nominate Board Member Ruiz as Vice Chairman for the year 2015.

Name	Aye	Nay	Abstain	Excused
D. Scott Belin, Chairman	X			
Alejandro "Alex" Ruiz, Vice Chairman	-			
Mary Burgwinkle	X			
Frank Johnson	X			
Charles McRae	X			
Jim Spear	X			
Rich Sudol	X			
Robert K. Graham, Alternate No.1	X			
VACANCY, Alternate No.2				

Seven in favor. None opposed. None abstained.

3) **Appointment of Board Attorney**-Chairman Belin asked the board for nominations for the position of the Zoning Board of Adjustment Attorney. Nominations are made by Board Member Burgwinkle, seconded by Board Member McRae to appoint Peter A. Vignuolo, Esq. of Clarkin and Vignuolo, P.C., of Piscataway New Jersey as Board Attorney. Hearing no further nominations offered Chairman Belin closed the nominations for the position of Board Attorney. A motion was made by Burgwinkle, seconded by Board Member McRae and accepted by Board Attorney Vignuolo for the position as the Zoning Board of Adjustment Attorney from January 1, 2015 through December 31, 2015 and including the first month of the following year not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.

Name	Aye	Nay	Abstain	Excused
D. Scott Belin, Chairman	X			
Alejandro "Alex" Ruiz, Vice Chairman	-			
Mary Burgwinkle	X			
Frank Johnson	X			
Charles McRae	X			
Jim Spear	X			
Rich Sudol	X			
Robert K. Graham, Alternate No.1	X			
VACANCY, Alternate No.2				

Seven in favor. None opposed. None abstained.

- Board Attorney Vignuolo thanked the board and appreciates their support.

4) **Appointment of Board Engineer**-Chairman Belin asked the board for nominations for the position of the Zoning Board of Adjustment Engineer. Nominations are made by Board Member Burgwinkle, seconded by Board Member McRae to appoint H2M Associates of Parsippany New Jersey as Board Engineer. Hearing no further nominations offered Chairman Belin closed the nominations for the position of Board Engineer. A motion was made by Board Member Burgwinkle, seconded by Board Member McRae, the board voted as follows to accept H2M Associates for the position as the Zoning Board of Adjustment Engineer from January 1, 2015 through December 31, 2015 and including the first month of the following year not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.

Name	Aye	Nay	Abstain	Excused
D. Scott Belin, Chairman	X			
Alejandro "Alex" Ruiz, Vice Chairman	-			
Mary Burgwinkle	X			
Frank Johnson	X			
Charles McRae	X			
Jim Spear	X			
Rich Sudol	X			
Robert K. Graham, Alternate No.1	X			
VACANCY, Alternate No.2				

Seven in favor. None opposed. None abstained.

5) **Appointment of Board Secretary**-Chairman Belin asked the board for nominations for the position of the Zoning Board of Adjustment Secretary. Nominations are made by Board Member Burgwinkle, seconded by Board Member Spear to appoint Rosalind Miller as Board Secretary. Hearing no further nominations offered, Chairman Belin closed the nominations for the position of Board Secretary. A motion was made by Board Member Burgwinkle, seconded by Board Member Spear and accepted by Board Secretary Miller for the position as the Zoning Board of Adjustment Secretary from January 1, 2015 through December 31, 2015 and including the first month of the following year not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.

Name	Aye	Nay	Abstain	Excused
D. Scott Belin, Chairman	X			
Alejandro "Alex" Ruiz, Vice Chairman	-			
Mary Burgwinkle	X			
Frank Johnson	X			
Charles McRae	X			
Jim Spear	X			
Rich Sudol	X			
Robert K. Graham, Alternate No.1	X			
VACANCY, Alternate No.2				

Seven in favor. None opposed. None abstained.

- Board Secretary Miller thanked the board for their continued support.

6) **Designation of the Official Newspaper of the Board** - The Board resolved that the Courier-News be designated as the official newspaper of the Board for the publication of official notices and the Star Ledger as the second official newspaper to receive the annual schedule for the purpose of the Open Public Meetings Act. All Seven Board Members are in favor by general consent. None opposed. None abstained.

7) **Adoption of Procedures, Forms and Bylaws**- the Board resolved to adopt the procedures, forms and by-laws for the year 2015. All Seven Board Members are in favor by general consent. None opposed. No abstentions.

VI. MINUTES - none

VII. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-35	Dimarys and Graidel Jimenez	115-117 East Sixth Street	838	5	R4 Moderate Density Residential Zone

- Chairman Belin asked if the board had any questions and/or comments in regards to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member Sudol, the board voted as follows granting the request for a use variance, continuation of existing conditions related to lot width and lot frontage and design waivers, also preliminary and final site plan approval to continue expansion of a three-family dwelling on the property as written.

Belin	Burgwinkle	McRae	Spear	Sudol	Graham
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Six in favor. None opposed. None abstained.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-13	Goodland Estates, LLC	959-961 West Fourth Street	548	7	R-4 Moderate Density Residential Zone

- Chairman Belin asked if the board had any questions and/or comments in regards to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member McRae and seconded by Board Member Graham, the board voted as follows granting the request for a use variance and preliminary and final site plan approval to construct a new two-family house on a vacant lot as written.

Belin	Burgwinkle	McRae	Spear	Sudol	Graham
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Six in favor. None opposed. None abstained.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-14	MZ Homes, LLC	1263-1269 Marion Avenue	29	22	R-3 Low-Moderate Density Residential Zone

- Chairman Belin asked if the board had any questions and/or comments in regards to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member McRae and seconded by Board Member Burgwinkle, the board voted as follows granting the request for preliminary and final site plan approval to construct a new single family house on a vacant lot as written.

Belin	Burgwinkle	McRae	Spear	Sudol	Graham
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Six in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-11	M&W Towing Services, LLC	413-421 West 2 nd St. 201-205 New St.	243	1	MU Mixed Use Zone District

- The applicant asked to be carried to the board's next available meeting to March 4, 2015 meeting. The board granted the request.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-38	Plainfield Madison Park, LLC	305-323 East Front Street	323	6.01	TODD/TD Zone District

- The applicant asked to be carried to the board's next available meeting to March 4, 2015 meeting. The board granted the request.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-29	Fillmore Plainfield, LLC	116-122 Crescent Avenue	829	3	Crescent Area Historic District Zone

- On December 30, 2014 the Planning Division office received a fax from the applicant's attorney Alan B. Siegel, Esq. requesting adjournment to the board's February 4, 2015 meeting. The Board granted this request.

VIII. DEVELOPMENT APPLICATION(S) - none

IX. OLD BUSINESS

X. NEW BUSINESS

1. **Review and adoption of the board's 2015 annual meeting schedule** – Chairman Belin and the board reviewed the calendar dates for the first Wednesday of the month. After there being no further review and/or comments, Chairman Belin entertained a motion to adopt the 2015 annual meeting schedule of the board. On a motion by Board Member Burgwinkle and seconded by Board Member McRae, the board adopted the 2015 annual meeting schedule as presented to be posted in both the Courier News and the Star Ledger newspaper. All seven members were in favor. None opposed. None abstained.

XI. OPEN PUBLIC MEETING COMMENTS – There was no public comment and/or statements presented.

XII. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Board Member Johnson at 8:21 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 Reorganization meeting.1/22/2015

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