

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



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

**ZONING BOARD OF ADJUSTMENT**  
**MINUTES**

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

**DATE: WEDNESDAY DECEMBER 6, 2017**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY**  
**515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060**

**I. CALL TO ORDER** – Chairman Scott Belin called the meeting to order at 7:08 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 18	Feb 1	Mar 1	Apr 5	May 3	Jun 7	Jul 12	Aug 2	Sep 6	Oct 4	Nov 1	Dec 6	Term of Office
D. Scott Belin, Chairman	P	P	P	P	P	P	P	-	P	P	P	P	12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P	P	E	P	-	P	P	P	P	12/31/2020 (4 year term)
Mary Burgwinkle	P	E	P	P	P	P	P	-	E	P	P	P	12/31/2020 (4 year term)
Robert Graham	P	P	P	P	P	P	P	-	P	P	P	E	12/31/2019 (4 year term)
Nancy Jordan	P	P	P	P	P	P	P	-	P	P	P	P	12/31/2017 (4 year term)
Jim Spear	-	P	P	P	P	P	P	-	P	-	P	P	12/31/2020 (4 year term)
Rich Sudol	P	P	E	E	E	P	E	-	P	P	P	P	12/31/2018 (4 year term)
Nancy Gerald, Alternate No.1	V	V	V	V	P	P	P	-	P	P	P	E	12/31/2018 (2 year term)
Ian Marshall, Alternate No.2	V	V	V	V	P	E	E	-	P	-	P	P	12/31/2017 (2 year term)
Attendance Total	6	6	6	6	8	7	7	-	8	7	9	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. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman) The meeting was opened for public comment(s) on non-agenda items. Hearing none, the public portion of the meeting on non-agenda items has been closed.

**VI. MINUTES** – Minutes of May 3, 2017 and June 7, 2017 was adopted as presented on a motion by Board Member Burgwinkle and seconded by Board Member Spear.

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-21	Dr. William Edmunds and Mrs. Denise Edmunds	975 Hillside Avenue	812	1	R-HA Hillside Avenue Historic District Zone

➤ Chairman Belin asked if there were any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member Jordan, the board voted as follows granting approval to construct a new two-car detached garage that exceeds the maximum height zoning regulations cited at 17:9-19.C of the city Land Use Ordinance as written.

➤

Belin	Ruiz	Burgwinkle	Jordan	Spear	Sudol
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Six in Favor. None Opposed. None Abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-22	New Jersey American Water Company	1341 North Avenue	459	28	R-2 Low Density Residential Zone

➤ Chairman Belin asked if there were any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member Spear, the board voted as follows granting approval for a use variance to construct three (3) new truck ports in the same location of the old truck ports as truck ports are not permitted in the R-2 Low Density Residential Zone as written.

➤

Belin	Ruiz	Burgwinkle	Jordan	Spear	Sudol
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Six in Favor. None Opposed. None Abstained

**VIII. DEVELOPMENT APPLICATION(S)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2017-18	Vadrajana Naicken	1314-1320 West Front Street	218	27	NC Neighborhood Commercial Zone

- Board Attorney Vignuolo reported that he was contacted by the applicant's attorney and due to the proposed use, the applicant is required to renotice in regards to making proper notice of that use. Board Attorney advised that the board does not have jurisdiction to carry this application as the applicant will renotice to the public. Chairman Belin made an announcement that if there is anyone from the public regarding this application, the applicant can renotice for the January 17, 2018 reorganization board meeting. This application will not be heard.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2016-30	Valdez Grocery, LLC	602 Berckman Street	615	20	R-4 Moderate Density Residential Zone

- The applicant requested an extension of time – The Board recommend that the applicant comply with the resolution condition of approval or if the applicant is seeking modification then they will need to reapply to change the condition.

3)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2017-06	Yates Real Estate, Inc.	808-814 Central Avenue	760	10	R-VWB-2 Residential Van Wyck Historic District Zone
1 <sup>st</sup> hearing 10/4/17 carried; 2 <sup>nd</sup> hearing 11/1/17 carried; 3 <sup>rd</sup> hearing 12/6/17 carried; Jan. 17, 2018					

- Steven C. Rother, Esq., of Post, Polak, Goodsell & Strauchler, 425 Eagle Rock Avenue, Roseland New Jersey represented on behalf of the applicant. Mr. Rother introduced Dr. Sean Evers to be sworn in and provide testimony on behalf of the application.
- Sean Evers, of 2421 Atlantic Avenue, Manasquan New Jersey 08736 was sworn in to provide testimony of behalf of the application. Mr. Evers addressed his credentials as a clinical psychology treating veterans dealing with PTSD (Post Traumatic Stress Disorder), treatment involves medicine, dealing with housing issues, interaction with others, marital and vocational issues and stability of the whole person.
- The board accepted Mr. Evers credentials as a clinical psychologist for veterans with PTSD.
- Mr. Rother presented Exhibit A6 of Dr. Sean Evers' resume. Mr. Evers talked about the condition of PTSD of people with no physical injury, but psychological injury involve some form of trauma incidents of behavior possibly not able to reintegrate back into society. He said some people a little and there are some that have a lot. The ones that are significant end up hospitalized. He addressed some magazines/articles that talked

about the current population today of homelessness and posttraumatic stress of veterans vs. non-veterans, but veterans are more comfortable with other veterans. Mr. Evers reported that treatment is successful when people trust, get better, start to interact socially and in stabilized housing.

- The board asked about traumatic experiences that of both veterans and non-veterans have similarities and if there are any veterans/patients living in independent permanent housing, consider if this proposal is another temporary solution for transitional programming/housing or getting own apartment outside of this permanent housing for veterans. Mr. Evers replied that PTSD is not limited to veterans. He has also treated police and fire but the relationship of trauma is different. He said that he has saw the concept and understand that the proposal is for long-term housing or the option is finding affordable housing elsewhere, if they can take care of themselves. Mr. Evers reported that there are outreach programs for veterans, if they choose to reach out for help.
- After there being no further questions from the board, Chairman Belin opened the meeting for public questions.
- William Michelson, of 556 Belvidere Avenue asked about a percentage of residents that stay and the other percentage that leave. Jaime Abril, of 621 South Second Street asked if VA discharge people to the streets. John Rigg, of 137 Catherine Street Matawan New Jersey asked about trusting neighbor. Jason Martinez, of 20 Roslyn Road, Branchville New Jersey asked about the programs and if a lot of therapy services help them to move on. Bruce Butts, of 834 Field Avenue asked if the community can be a part of the recovery process. Geraldine Heydt, of 915 Madison Avenue asked if many of the clients on medication optional.
- Mr. Evers responded to public questioning in regards to the percentage stay vs. leave and that he is not able to cite any research regarding percentage and that there are continued care referrals it is up to the veteran to use the services.
- After there being no further questions from the public, the public portion of the hearing was closed.
- The board took a 5-minute break. Upon returning the meeting resumed.
- William Doran, Registered Architect, of 26 Dundee Road Kendall Park New Jersey was sworn in on behalf of the application. Mr. Doran presented Exhibit A7 depicting floor plan indicating added square footage of the units. He talked about the first floor plan showing an office, multipurpose room, dining room, kitchen, a manager's suite and four ADA accessible units. He pointed out that there are ten units each the second floor and third floors. He said each unit has its own living space, kitchenette, bathroom and closet. The furnishings include a single bed, a dresser, TV and/or a chair.
- Mr. Rother presented Exhibit A8 depicting building elevations. Mr. Doran explained that the design is more in line with the existing building to include a mansard roof to indicate reduce scale of the addition portion. He talked about the window type, door type, dormers and type of roof trying to match the original structure.
- The board expressed concern about reviewing the proposed elevations if they have not been reviewed and/or approved by the Historic Preservation Commission. Mr. Rother replied that they will not further testify to the elevations, but will continue testimony on the floor plans.
- The Board, Board Attorney Vignuolo and Planning Director Nierstedt addressed the interior/floor plan of the proposal seeking use variance, preliminary and final site plan approval including eleven (11) on-site parking spaces to an existing three-story vacant building and an addition to the rear to convert the building to 25 studio units. There was extensive discussion specifically, square foot of the studio units that are under the dimensions in accordance with the Land Use Ordinance. If studio units, are there requirements for washer/dryers, if storage space, air conditioning and cable apply. There were concerns about if existing walls vs. walls changed around indicated on the floor plan and if the existing structure can support these changes and if soundproof material is being used. Mr. Doran indicated what walls exist vs. walls changed around

are same on the second and third floors. He responded that each unit will not have washer/dryers, but will have its own air conditioning unit located on the roof and cable. There were questions if there are fireplace, elevator, number of occupancy per room, type of kitchenette.

- Planning Director Nierstedt addressed for the record 17:9-52(A)(B)4 regarding the Transit Oriented Development Zone Regulations, but this section is not historic district regulations which permits one and two-family only.
- After there being no further professional testimony, Chairman Belin opened the meeting for public questions.
- Steven McArthur, of 505 West Eighth Street asked to confirm if there were stoves. Arne Aakre, of 915 Madison Avenue questioned if there were physical activity on the ground floor or in the building for the veterans to maintain health. He asked if the dining area can accommodate 35 residents.
- Jason Martinez, of 20 Roslyn Road, Branchville New Jersey asked about the changes of the walls if it will provide adequate living space.
- Ron Scott Bey, of 1070 Rose Street asked if there is a shower in the bathrooms.
- Jaime Abril, of 621 South Second Street asked about dimensions of army barracks vs. military housing barracks and if can see what the dorm rooms look like.
- Kelli Rosenthal, of 520 Stelle Avenue asked about ADA compatible.
- Mr. Doran responded that there is electric stove and other questions to be deferred to property owner. In his opinion there is adequate living space. He replied that the bathroom has a sink, commode and shower (no tub) and regarding ADA compatible requires larger doorways, and lower in height for bathroom/kitchen sinks.
- After there being no further questions of the public, the public portion of the hearing was closed.
- The Board will further hear testimony on January 17, 2018 reorganization meeting. Board Attorney Vignuolo advised that the applicant's attorney Mr. Rother is to provide extension of time on the application to January 17, 2018.

**IX. OLD BUSINESS - none**

**X. NEW BUSINESS – none**

**XI. ADJOURNMENT** – There being no further business, the meeting adjourned on a motion by Vice Chairman Ruiz and seconded by Board Member Graham at 10:40 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.