



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
 \*\*\*\*\*



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

**ALEX RUIZ, CHAIRMAN**  
**MARY BURGWINKLE, VICE CHAIRWOMAN**

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA**

**DATE: WEDNESDAY OCTOBER 2, 2019**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

\*\*\*\*\*

**I. CALL TO ORDER**

**NOTE: Cellular phones are to be turned off during the Board meeting, unless otherwise stated. (Subject to change by the Board Chairman)**

**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 with 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**

**IV. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**V. MINUTES** – none

**VI. RESOLUTION (MEMORIALIZATION(S))**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-16	Ebenezer Adeyinka	813-815 South 2 <sup>nd</sup> Street	116	11	R-4 Moderate Density Residential Zone

- The applicant was granted to construct a new two-family dwelling on a vacant, undersized lot. This application requires relief from bulk requirements and supplementary zoning regulations.

**VII. 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-2018-34	Lisa Armady	316 Lyman Place	141	7	R-4 Moderate Density Zone
6/19/19 carried; 7/10/19 carried; 8/7 no meeting; 9/4/19 carried; 10/2/19					

- The applicant is proposing to convert a single-family dwelling to a two-family dwelling.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2018-37	1014 South Avenue, LLC	1008-1014 South Avenue	622	2 and 17	TODN/PO-2 Zone - Transit Oriented Development Netherwood/Professional Office-2 Zone District
1 <sup>st</sup> hearing 4/3/19 carried; 5/1/19 carried; 6/19/19 carried; 7/10/19 carried; 8/7/19 no meeting; 9/4/19 carried; 10/2/19					

- The applicant is seeking demolition of 5 existing structures, lot consolidation and construct 1 multi-family mixed-use structure and 1 apartment structure with 55 off-street parking spaces and a total of 47 apartments.

3)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2019-15	SEMA, LLC	910 W. Third Street	120	9	R-4 Moderate Density Residential Zone

- The applicant is seeking to construct a single-family house on a vacant lot.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday November 6, 2019;** December 4, 2019

**NOTE 2:** 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 October 2, 2019 meeting