



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 NOVEMBER 6, 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-2019-15	Anatol Siemieniczuk	910 W. Third Street	120	9	R-4 Moderate Density Residential Zone

➤ The applicant was granted approval to construct a single-family house on a vacant lot.

VII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-32	Pontoon Properties, LLC	300 A Park Avenue	101	1	TODD/CBD Transit Oriented Development Downtown/Central Business District

- The applicant is seeking a site plan and use variance application to propose an addition to the rear of the existing mixed use building. The proposed addition is a 4 story apartment building to contain a total of 12 units. Parking is proposed on the first floor of the building. The proposed building addition is not connected to the existing building.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-03	Moon Builder, LLC	833 West Front Street	227	57	MU Mixed Use Zone
7/10/19 carried; 8/7/19 no meeting; 9/4/19 carried; 10/2/19 carried; 11/6/19					

- The applicant proposes to construct a 9-unit apartment instead of an 11-unit apartment building with 12 on-site parking spaces on an unimproved vacant lot. The applicant is seeking preliminary and final site plan approval, a use variance, relief from bulk requirements, relief from supplementary zoning regulations, relief from design waivers and performance standards.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
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 st 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 carried; 11/6/19					

- 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.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-32	Shiloh Baptist Church	515 West Fourth Street	772	9, 10.02, 15, 19, 25 & 36.01	R-4 Moderate Density Residential Zone

- The applicant was granted an extension of time at which time included a follow-up of the parking lots.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-12	123-129 East 5th Street, LLC	123-129 East 5th Street	839	4	TODD/CLAD Zone

- The applicant is seeking preliminary and final site plan approval to construct a three-story addition to the existing one-story building and proposes to use the building as a mixed use structure. The proposal includes commercial space along with eleven (11) parking spaces on first floor and a total of eighteen (18) residential units on the upper floors.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meeting of the board as follows **Wednesday 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 November 6, 2019 meeting

Phone: (908) 753-3486 * Fax: (908) 226-2587 * Website: www.plainfieldnj.gov