



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
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**ADRIAN O. MAPP**  
**MAYOR**

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA (Revised 5/1/19)\***

**DATE: WEDNESDAY MAY 1, 2019**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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**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-2018-04	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone

4/11/18 carried; 5/2/18 carried; 6/6/18 carried; 7/11/18 carried; 9/5/18 carried 11/7/18 carried; 12/5/18 carried; January 16, 2019 carried; 3/6/2019 carried; 4/3/2019 dismissed w/o prejudice

- The application was dismissed without prejudice for an interpretation of §17:9-42.C of the city Land Use Ordinance concerning outdoor storage requirements, and §17:8-1.A.1 concerning use for a motorcycle repair/towing business/moped and scooter sales with accessory storage without obtaining a development permit of Certificate of Occupancy for those uses.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2011-18	Seema Trikha	212 Muhlenberg Place	110	2	R-4 Moderate Density Residential Zone

- The applicant is requesting to construct a two-family dwelling on a vacant, undersized lot and each dwelling unit will be located side-by-side with three (3) bedrooms, basement, and one-car garage.

**VII. DEVELOPMENT APPLICATION(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

8/1/18 carried; 9/5/18 carried; 12/5/18 carried; 1/16/2019 carried; 3/6/2019 carried; 4/3/2019 carried; 5/1/2019

- The applicant is requesting to construct a two-family dwelling on an isolated nonconforming lot. This application requires relief from bulk requirements and supplementary zoning regulations

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-36	Landmark Developers, LLC	100-110 North Avenue	314	1	TODD-NAHD Transit Oriented Development Downtown-North Avenue Historic District Zone

- The applicant is seeking to construct an addition to a building and convert the building of the first floor retail space and the upper floor for 11 residential apartments to an existing three-story building. This application requires waivers from completeness checklist items, variances, and bulk requirements.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-37	1014 South Avenue, LLC	1008-1014 South Avenue / 511-517 Woodland Avenue	622	2 and 17	TODN/PO-2 Zone - Transit Oriented Development Netherwood/Professional Office-2 Zone District

- Revised site plans submitted regarding demolition of 5 existing structures and construct 2 multi-family mixed-use structures with off-street parking resulting in 47 apartments and 55 parking spaces.

**VIII. OLD BUSINESS**

1. Review and adopt the Zoning Board of Adjustment Annual Report for the year 2018 – resend to the members

**IX. NEW BUSINESS**

## X. ADJOURNMENT

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday June 19, 2019 (Third Wednesday per approval by the board)**; July 10, 2019 (Second Wednesday per approval by the board); August 7, 2019; September 4, 2019; October 2, 2019; November 6, 2019 and 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 May 1, 2019 meeting

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)