



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 JUNE 19, 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 – April 11, 2018; May 2, 2018

VI. RESOLUTION (MEMORIALIZATION(S))

1)

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

➤ The board tabled the resolution for memorialization on May 1, 2019 recommending that the applicant provide photos depicting cleanup of the property.

2)

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

- The applicant was granted approval to construct an addition to a building and convert the building of the first floor retail space and 11 upper floor residential apartments.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-34	Lisa Armady	316 Lyman Place	141	7	R-4 Moderate Density Zone

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-04	Caesar Johnson	1275 Denmark Road	930	21	Netherwood Heights Historic District

- The applicant is proposing to construct an addition to the rear of a single-family dwelling, demolish a two-car detached garage and construct an three-car detached garage with loft in the rear yard, install a patio and extending asphalt driveway to the new garage.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-16	Ebenezer Adeyinka	813-815 South 2 nd 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; 4/3/19 carried; 1 st hearing 5/1/19 carried; 2 nd hearing 6/19/19					

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

4)

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
1 st hearing 4/3/19 carried; 5/1/19 carried; 6/19/19					

- The applicant is seeking 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

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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 June 19, 2019 meeting

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