



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 SEPTEMBER 4, 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-2019-01	Cassandra Smith	967 West Fifth Street	550	4	R-3 Low Moderate Density Residential Zone

➤ The applicant is seeking relief from Sections 17:8-1A.2 and 17:9-42.P of the Plainfield Land Use Ordinance to allow for front yard parking to a singly family dwelling.

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
6/19/19 carried; 7/10/19 carried; 8/7 no meeting; 9/4/19					

- 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-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; 6/19/19 carried; 7/10/19 carried; 8/7/19 no meeting; 9/4/19					

- 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.

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
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					

- 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-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					

- 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.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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 September 4, 2019 meeting

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