



CITY OF PLAINFIELD
DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
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 December 2, 2020
TIME: 7:00 P.M.
LOCATION: Virtual Conference Meeting

The Plainfield Zoning Board of Adjustment Meeting currently scheduled for 7:00 p.m. on December 2, 2020 has been relocated from the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey to a virtual meeting format. The meeting will now be conducted utilizing virtual/remote telecommunications equipment in conformance with the directives of the State of New Jersey. The City of Plainfield is operating under a declaration of state and local emergency due to the ongoing COVID-19 pandemic; and it has been determined that the public's attendance at public meetings of the Plainfield Zoning Board of Adjustment would pose a risk to the health, safety and welfare of the public.

Members of the public (No registration required) who wish to attend the meeting can choose one of the following options:

1. Computer/Mobile Device (by entering the link):

<https://zoom.us/j/95522028948?pwd=aXZUQStHQW1WRVvkSmkwNUhROStyUT09>

Webinar ID: 955 2202 8948
 Password: zo2020

If logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device).

2. Telephone (for a higher quality, dial a number based upon your current location):

US: +1 301 715 8592; or +1 312 626 6799; or +1 646 558 8656; or +1 253 215 8782;
 or +1 346 248 7799; or +1 669 900 9128

Webinar ID: 955 2202 8948
 Password: 816279

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing *9 on their telephone and waiting for the host to unmute them.

Please contact the Board Secretary at least two (2) days in advance of the meeting if you need assistance in order to access the virtual meeting.

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 virtual 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

VI. RESOLUTION (MEMORIALIZATION(S))

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-14	Joseph Tanner	222-228 Monroe Avenue	126	5	R-4 Moderate Residential Density Zone
1/15/2020 1 st hearing carried; 3/4/2020 carried; 4/1/2020 carried; 5/6/2020 carried; 6/3/2020 carried; 8/5/2020 carried; 9/2/2020 carried; 10/7/2020 carried; 11/4/2020 carried; 12/2/2020					

➤ The applicant is seeking a certificate of non-conformity to retain a commercial garage to an existing single family dwelling. This is not a permitted use in the R-4 Moderate Residential Density zone.

2)

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
11/6/19 carried; 12/4/19 carried; Jan. 15 th , 2020 carried; February 12, 2020; 8/5/2020 carried; 9/2/2020 carried; 10/7/2020 carried; 11/4/2020 carried; 12/2/2020					

➤ 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 t 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.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-12	Cerebral Palsey of North Jersey, Inc.	1220-1224 Salem Road	13	14	R-3 Low Moderate Residential Density Zone
10/7/2020 1 st hearing carried; 11/4/2020 carried; 12/2/2020					

➤ The applicant is seeking to construct a four bedroom single family dwelling for a community residence for the developmentally disabled individuals.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-21	Stephen D. Maros	914-916 Madison Avenue	759	4	Van Wyck Brooks Historic District (R-VWB-1)
12/2/2020					

- The applicant is seeking to construct an addition for a one story mudroom and open porch entry.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-23	Arkad Res Dev VII, LLC	1121-1123 West Third Street	129	1	R-4 Moderate Residential Density Zone

- The applicant is requesting to authorize an unapproved existing two-family dwelling.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-24	Arkad Res Dev VIII, LLC	669-671 Essex Street	503	4	R-4 Moderate Residential Density Zone

- The applicant is requesting to authorize an unapproved existing two-family dwelling.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The Board will not hear any cases after 10:30 P.M.

NOTE 2: Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

https://plainfieldnj.gov/cms.aspx?page_id=211&page_name=Zoning%20Board%20of%20Adjustment

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue, Plainfield NJ.

NOTE 3: The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone (908) 753-3486; and email: rosalind.miller@plainfieldnj.gov. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.