



**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 November 4, 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 November 4, 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))**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-24	Susan Wong	248-250 Leland Avenue	409	7	R-4 Moderate Residential Density Zone
9/2/2020 carried; 10/7/2020					

- The applicant is seeking bulk variance approval to permit the renovation of an existing two-family dwelling.

**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 <sup>st</sup> 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 <b>NOTE: Will not be heard</b>					

- 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 <sup>th</sup> , 2020 carried; February 12, 2020; 8/5/2020 carried; 9/2/2020 carried; 10/7/2020 carried; 11/4/2020 <b>NOTE: Will not be heard</b>					

- 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	Milcon and Associates (Hakeem Adebayo)	1220-1224 Salem Road	13	14	R-3 Low Moderate Residential Density Zone
10/7/2020 1 <sup>st</sup> hearing carried; 11/7/2020 <b>NOTE: Will not be heard</b>					

- 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-2020-06	537 North Ave, LLC	537-547 North Avenue	304	9	MU Mixed Use Zone
9/2/2020 carried; 10/7/2020 carried; 11/4/2020					

- The applicant is seeking to permit the upper three story of the existing four story building as a cooking school and business incubator.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-14	Carlos Herrera-Leonard	900 West 7 <sup>th</sup> Street	551	21	R-3 Low-Moderate Density Residential Zone
9/2/2020 carried; 10/7/2020					

- The applicant is seeking a minor subdivision to subdivide the existing property into two lots and construct a new single-family on the new lot.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-28	820 South Avenue Associates, LLC	820 South Avenue	620	5	

- The applicant is requesting to demolish an existing former car wash building and construct a three-story apartment building of twelve (12) residential units and parking on-site.

**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](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](mailto: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.

ZBA agenda.11/4/2020