



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
 \*\*\*\*\*



**ADRIAN O. MAPP**  
**MAYOR**

**Zoning Board of Adjustment**  
**Meeting Agenda**

**DATE: Wednesday October 6, 2021**  
**TIME: 7:00 P.M.**  
**LOCATION: Virtual Meeting Environment as Detailed Below**

\*\*\*\*\*

**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**

"This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in the Courier-News and The Star Ledger. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a public meeting of the Board."

**Virtual Meeting Environment**

The Plainfield Zoning Board of Adjustment Meeting currently scheduled for 7:00 p.m. on October 6, 2021 has been relocated from the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey to an in person meeting at Plainfield's Senior Citizens Facility at 400 East Front St. This location provides ample space for all attendees to sufficiently social distance while participating in the meeting. All attendees are required to wear a mask, regardless of vaccination status.

**ROLL CALL**

**V. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**VI. MINUTES –**

**VII. RESOLUTION (MEMORIALIZATION(S))**

EXTENTION: 16 Rock LLC / Beechlawn Pro Mgmt  
 659-65 W. Front St.

**VIII. DEVELOPMENT APPLICATION(S)**

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-28	Al-Minhal Academy	232-242 east Front Street	310	1 and 2.01	TODD/CD

- The Applicant, Al-Minhal Academy USA LLC, is the owner of the site. Lot 1 is developed with a three-story brick building that was historically the Young Women's Christian Association (YWCA) building. The site is a designated historic site of the City of Plainfield and is listed on the National Register of Historic Places. The proposed renovation will require a Certificate of Appropriateness from the Plainfield Historic Preservation Commission (HPC), pursuant to §17:10-4 of the City of Plainfield Land Use Ordinance (LUO), as the project description notes that windows are to be replaced. *Applicant has stated their intent to submit an application to the HPC for the Certificate of Appropriateness.* With this application, Applicant proposes to renovate the existing building and site to provide for its use as a private religious academy. *Due to private schools not being a permitted use in the TODD/CD, a use variance is required.* Lot 2.01 is currently developed with a 15-space macadem parking lot and associated block curbing. Parking lots are a permitted use in the TODD/CD Zone. Applicant has stated that if Lots 1 and 2.01 are not already merged, then they intend to consolidate the properties into a single lot.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-23	Donna Fontain	999 Central Ave.	756	5	R-VWB1 Van Wyck Brooks Historic District

- The application has been filed seeking a variance from supplemental zone regulations related to fences and walls to allow for the installation of fencing along the Randolph Road frontage as well as the side and rear yards. According to the submitted survey, the subject property includes about 200.1 feet of frontage along Randolph Road. The Applicant proposes to install approximately 86 feet of a six-foot high open aluminum fence along this frontage, along with 226 feet of additional aluminum fencing in the rear yard and side yard that complies with Plainfield Land Use Ordinance (LUO) requirements, along with two gates (one single-door gate of four-feet wide and one two-door/split gate that is eight feet wide). There appears to be about 90 linear feet of wood fencing that exists along the northeasterly property line that is intended to be removed.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-19	Graciano E. Orellana	543 East Second St	326	29	R-7 High Density Residential Zone

- The Applicant, Graciano Orellana, proposes to construct a three-story (including attic), single-family residential dwelling, totaling approximately 2,860 square feet of new floor space on the subject property, Block 326 Lot 29. The single proposed structure will include four bedrooms (all four on the second floor), a kitchen, living room, dining room, study room, a family room (all on the first floor) and three bathrooms (one on the first floor and two on the second floor). A garage of about 300 square feet is proposed to the rear of the dwelling, along with an asphalt driveway running about 70 feet from a proposed curb cut along East Second Street to a proposed 526 square foot paver patio located in front of the garage. A 156 square foot porch is proposed for the entire front of the house, along with stairs down to a concrete walkway that will extend to the sidewalk in the public right-of-way.

➤ **Carried to November 3rd**

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2021-34	Plainfield Portfolio, LLC	664 West 4 <sup>th</sup> St.	109	63	R-4 Moderate Density Residential District

- The Applicant is requesting bulk variances for the construction of a single-family dwelling with a building footprint of about 1,187.5 square feet on the subject property, Block 109 Lot 63 with street address of 664 West 4th Street. The dwelling will include four bedrooms (all on the second floor), 2.5 bathrooms (two full on the second floor and a powder room on the first floor), a kitchen, dining room, family room, and living room (all on the first floor), an attached garage of about 188 square feet, and a “finish basement” with a mechanical room. A porch of 47 square feet is proposed at the front of the dwelling. An asphalt driveway of about 364 square feet is also proposed to run from the curb cut on West 4th Street to the attached garage

5)

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2021-40	OAHS Netherwood Village LLC	825-855 East Front St.	329	18	R-7 High Density Residential Zone

- The applicant, OAHS Netherwoods Village, LLC submitted an application to the Zoning Board seeking preliminary and final site plan approval with bulk variance(s) to build a one-story community building that will include a community room, conference room, offices, nurse’s station, kitchen, and bathrooms. The proposed clubhouse is a customary and incidental accessory use of the principal use of the subject property (multi-family residential). However, the current density of the subject property is higher (18.5 dwelling units per acre) than the permitted density (18 du/acre). There is no evidence that this non-conforming density received approval at any point in the past.

6)

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2021-36	Jannah Construction LLC	512-516 Huntington Ave.	749	11	R-3 Low/Moderate Density

- The application has been filed seeking variances for bulk requirement relief to construct a 730 square foot addition to the north and east sides of the existing one-story house that is present on the subject property, which is listed as Block 749 Lot 11 in the Plainfield Tax Maps. Moreover, the plans call for renovating the existing dwelling and constructing a new second story. The completed project would include a great room, kitchen, dining room, living room, powder room and garage on the first floor; and four bedrooms, two bathrooms, and a laundry room on the second floor.

7)

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2021-30	Habitat Builders Corporation	43 Terrill Road	440	10	R-3 Low/Moderate Density

- The application has been filed seeking variances for zoning requirement relief to legalize a driveway that reaches a minimum width of 9.1 feet wide and also runs along the northerly property boundary of the subject property, Block 440 Lot 10, at a setback of zero (0) feet. The Applicants propose to remove about 104 square feet of asphalt that exists in the front yard area in front of the existing two-story attached frame dwelling. It is not immediately clear if this is the only change occurring with the driveway.
- **Carried until 11/3/21**

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**

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

ZBA Reorganization meeting. 1/20/2021

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