



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
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**ADRIAN O. MAPP**  
**MAYOR**

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

**DATE: Wednesday June 2, 2021**  
**TIME: 7:00 P.M.**  
**LOCATION: Virtual Meeting Environment as Detailed Below**

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**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 video conference meeting of the Board."

**Virtual Meeting Environment**

The Plainfield Zoning Board of Adjustment Meeting currently scheduled for 7:00 p.m. on June 2, 2021 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=aXZUQSstHQW1WRVvkSmkwNUhROStyUT09>

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.

**III. 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))**

**VIII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-13	South Ave Urban Renewal LLC	1014 South Avenue	622	2	TODN/TSC

- The Applicant is now seeking an amendment to this approval. The major changes are to add a roof-top deck and to replace the two elevators with a single ADA-compliant elevator. The addition of the ADA-compliant elevator requires a bulkhead at the top of the building that will be 15'-2" above the maximum height of the TODN / TSC Zone. As this is over ten feet taller than the maximum permitted height in the District, a d(6) height variance is required. The inclusion of the ADA-compliant elevator has also led to adjustments in the floor layouts on each floor, especially in the eastern half of the building. No changes are proposed to the approved development on Lot 17, and it is thus not part of this application.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-03	Armando Guardado	264-266 Garfield Avenue	337	11	R-4 Moderate Density

- The application has been filed as a preliminary site plan approval; however, this application only requires bulk variances. No site plan review is necessary. Applicant proposes to construct a two-story single-family residence totaling approximately 2,640 square feet of new floor space on the subject property, Block 337 Lot 11. The single proposed structure will include a 386.5 square foot garage, four bedrooms (one on the

first floor and three on the second floor), two kitchens (one on each floor), and three bathrooms (one on the first floor and two on the second floor).

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-03	Armando Guardado	216-218 Grant Avenue	116	16	R-4 Moderate Density

- The Applicant requires bulk variance relief for a proposed two-story residential unit totaling approximately 2,700 square feet of new floor space on the subject property, Block 116 Lot 16. The single proposed structure will include a 402.2 square foot garage, four bedrooms (one on the first floor and three on the second floor), two kitchens (one on each floor), and three bathrooms (one on the first floor and two on the second floor).

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. 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)

ZBA Reorganization meeting.1/20/2021