



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 JULY 7, 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 video conference meeting of the Board."

Virtual Meeting Environment

The Plainfield Zoning Board of Adjustment Meeting currently scheduled for 7:00 p.m. on July 7, 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).

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-03	Samuel Bomah	132 Parkside Rd.	733	20	R-3 Low/Moderate Density

- The Applicant, Samuel Boamah, is seeking approval of variance relief to construct a one-story, 361.3 square foot addition to a single-family dwelling. The additions will include enclosing a 193.9 square foot porch and constructing a new 167.4 square foot sunroom attached to the residence and just north of the attached garage. The subject site is 128-132 Parkside Road, known in the Plainfield Tax Maps as Block 733, Lot 20. This property is located in the R-3 Low/Moderate Density Residential Zone, in which single-family dwellings are a permitted principal use. It is located near the intersection of corner of Parkside Road and Allenwood Drive, with Cedar Brook Park located nearby to the north and east.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-20	Pardo Development	435-437 W. 5 th St.	770	1	R-4 Moderate Density

- Applicant proposes to construct a two-story, single-family residential dwelling, totaling approximately 2,087 square feet of new livable floor space on the subject property, Block 770 Lot 1. The single proposed structure will include a 921 square foot finished basement, a 285 square foot garage, a 109 square foot front deck, a 51 square foot rear porch, four bedrooms (all on the second floor), one kitchen, and three bathrooms (one half-bath on the first floor, two full baths on the second floor, with an optional full bathroom in the basement).

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-21	Pardo Development	400 Grant Ave.	554	17	R-4 Moderate Density

- Applicant proposes to construct a two-story, single-family residential dwelling, totaling approximately 2,069 square feet of new livable floor space on the subject property, Block 554 Lot 7. The single proposed structure will include a 921 square foot finished basement, a 299 square foot one-car garage, an about 160 square foot partially covered and attached rear deck, an approximately 26 square foot front porch, four bedrooms (all on the second floor), one kitchen, and four bathrooms (one half-bath on the first floor, two full baths on the second floor, with one full bathroom in the basement).

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

ZBA Reorganization meeting.1/20/2021

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