



**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 AUGUST 4, 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 August 4, 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=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.

**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-2021-28	Al-Minhal Academy	232-242 East Front Street	310	1 & 2.01	TODD/CD

- The Applicant, Al-Minhal Academy USA, LLC, is seeking a use variance, preliminary and final site plan approval, bulk and supplementary variances, and design waivers to renovate the existing building on the subject property. The renovation will convert the building to a private school called Al-Minhal Academy, serving about 150 students in grades pre-Kindergarten through 12th. The Applicant has stated that students will be taught New Jersey State Department of Education Core Curriculum, technology, robotics, health, fitness, and Middle Eastern studies.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2020-28	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-2021-26	Cynthia Crane	959 Hilltop Rd.	934	30	R-2 Low Density Residential

- The Applicant, Cynthia Crane, has filed this application requesting variance relief from bulk requirements and supplementary zoning requirements to remove, reconfigure, and resurface the existing driveway. According to the survey submitted with the application, the current bitumen driveway extends northeast from Hilltop Road about 45 feet to the front of the attached garage. According to the Applicant, due to the configuration of the property, in which the subject property driveway is nearly continuous with the driveway of the neighboring property (see image below), cars backing out of the driveway must enter the neighboring property's driveway. Additionally, Applicant also states that during snowstorms, the entrance/exit from the driveway is blocked by snow from plowing, or that snow cannot be cleared.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-19	Garciano Orellana	543 East 2 <sup>nd</sup> St.	326	29	R-7 High Density Residential

- Applicant proposes to construct a three-story (including attic) single-family residence totaling approximately 2,860 square feet of new floor space on the subject property, Block 326 Lot 29. The single proposed structure will include six bedrooms (four on the second floor and two on the attic/third floor), a kitchen, living room, dining room, study room, a family room (all on the first floor) and four bathrooms (one on the first floor two on the second floor, and one in the attic). The Applicant is the contract purchaser of the site from the current owner, the City of Plainfield. The City has supplied consent for the application to be submitted and heard by the Board and recommends the site for single-family development.

**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

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