



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 SEPTEMBER 1, 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 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=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 – ZBA Minutes - 8.4.21

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-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.

5)

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.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-30	Habitat Builders	43 Terrill Road	440	10	R-3 Low/Moderate Density Residential

- This completeness review letter is in reference to above mentioned application. 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.

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