



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

**MAYOR**

**Chairman, Alejandro Ruiz**

**Vice Chair, Robert K. Graham**

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

**DATE: Wednesday March 2, 2022**  
**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 March 2, 2022 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.

**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** – 2.16.21

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

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-45	Rich Sudol	917-919 Watchung Ave.	642	20	R-PW2 Putnam-Watchung Historic District

- The application has been filed seeking variances for zoning requirement relief to permit the re-paving and expansion of an existing non-conforming driveway and the construction of a paver patio to the rear of the existing dwelling.
- Because the subject property is located in the R-PW2 Putnam-Watchung Historic District, a Certificate of Appropriateness (COA) from the Plainfield Historic Preservation Commission is required per **§17:10-4.A** of the Plainfield Land Use Ordinance (LUO).
- The COA issued by the Historic Preservation Commission notes that a 10-page submission was entered into evidence for the public hearing of the HPC.
- The Applicant has noted that the property has previously been used as a three-family residence, but is now to be used as a single-family residence. While single-family residential uses are permitted in the property's R-PW2 Putnam-Watchung Historic District, multi-family uses are not

2)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-31	Plainfield Portfolio, LLC	201-207 Spooner Ave.	110	19-20	R-4 Moderate Density

- The Applicant is requesting a use variance, bulk variances, and preliminary and final site plan approval for the construction of four attached single-family dwellings (townhomes) on the subject properties, Block 110 Lots 19 and 20, with street address of 201-207 Spooner Avenue. The application calls for the merging of the two lots into a single lot by deed, and the construction of the four dwellings, all of which will be three stories with a 252 square foot one-car garage and shared driveways. All four residences will have a garage and rec room on the ground floor; an open concept living/dining room, powder room, and kitchen on the first floor; and two bedrooms, two bathrooms, and a balcony on the second floor. The option for an elevator is included in the architectural plans. The two end townhomes are each proposed to provide 2,089 square feet of livable space, while the two interior dwellings will each provide 2,004 square feet of living space.

3)

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 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 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.

4)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
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 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.

**VIII. DEVELOPMENT APPLICATIONS**

1)

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2021-35	Maritza Brackman	1110-1116 Myrtle Ave.	222	4	R-4 Moderate Density Residential Zone

- The subject site consists of Block 222 Lot 4 in the City of Plainfield tax maps, with street address 1110-1116 Myrtle Avenue. The Applicant, Martiza Brackman, is the owner of the site, which is currently developed with a three-story frame dwelling (with a total square footage of 3,769 square feet) that is utilized as a multi-family dwelling with five (5) apartment units. According to the Applicant's attorney, this use has been long-established. One of the units is a studio apartment, one is a one-bedroom apartment, two are three-bedroom apartments, and the fifth is a two-bedroom unit. While the building has apparently been utilized as a multi-family dwelling for a long time, this use is not permitted in the R-4 Moderate Residential Density Zone.

**IX. OLD BUSINESS**

- Discussion of Annual Report

**XI. NEW BUSINESS**

**X. ADJOURNMENT**

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

ZBA Reorganization meeting.1/20/2021