



CITY OF PLAINFIELD
PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP

MAYOR

Chairman, Alejandro Ruiz

Zoning Board of Adjustment
Meeting Agenda

DATE: Wednesday March 1st, 2023
TIME: 7:00 P.M.
LOCATION: Plainfield Municipal Court

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

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance with the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

ROLL CALL

V. Reorganization

VI. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VII. MINUTES –

VIII. RESOLUTION (MEMORIALIZATION(S))

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-23	Daniel Sasson	1315-1317 Randolph Road	12	27	R-3- Low Moderate Density

2.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-29	JA & JM Associates LLC	1065-1071 Arlington Ave.	336	12.01	R-3 Low/Moderate Density

3.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA 2015-32	Shiloh Baptist Church	515 W. 7th	772	10.02	R-3 Low/Moderate Density

IX. DEVELOPMENT APPLICATIONS

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-09	Angel Arriraga	812-816 Plainfield Avenue	506	12	R-3- Low Moderate Density

- The Applicant, Angel Arriaga, is requesting bulk variances to permit a one-story addition to the existing one-story garage on the subject property, identified as Block 506 Lot 12 in the Plainfield Tax Maps; this a change from the original plan which proposed a two-story addition to the garage. The submitted plans continue to indicate that the existing 2.5-story frame dwelling on the property will not be affected by the development. The garage addition includes a first-floor addition of 390 square feet to the existing 402 square foot footprint of the garage. The extension is proposed to provide storage space. A site visit to the subject property revealed that much of the proposed garage addition had already been built, as shown in the following photos

2.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-21	615-617 Fulton St., LLC	828-834 East third Street	336	12.01	R-4 Moderate Density Residential Zone

- The application has been filed seeking a d(1) use variance, a d(5) density variance, a d(6) height variance and variances for bulk and supplemental requirement relief to construct two three-story multi-family dwellings, each with four two-bedroom units, for a total of eight dwelling units. Each unit consists of a master bedroom with walk-in closet and bathroom, a second bedroom, laundry room, second bathroom, and open concept kitchen/living area. Each of the

buildings has a ground floor that consists of a four car garage, tenant storage areas, and mechanical areas; a second floor consisting of two residential units; and a third floor consisting of the other two residential units. Access to each unit is provided by an interior stairwell at the front of each building. Other site improvements include a driveway running between the two buildings to an exterior parking area and the garages, stormwater drainage improvements, a refuse/recycling area, fencing, and landscaping.

3.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-31	Nelson Olovacha	221-225 Muhlenberg Pl.	111	41	R-4 Moderate Density Residential Zone

- The Applicant, Nelson Olovacha, is requesting relief from bulk requirements to permit the construction of a three-story, four-bedroom single-family dwelling. The proposed dwelling is to include an unfinished basement; a first floor with attached two-car garage, covered front porch, living room, dining room, kitchen, and bathroom with shower; a second floor with a master bedroom with master bathroom and covered balcony, three other bedrooms, and a bathroom with shower; and a third floor with office, powder room, and an unfinished storage room. Other site improvements include a patio to the rear of the dwelling and a driveway. The proposed office on the third floor is designed in such a way that it could be used as a fifth bedroom.

4.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-33	SBAG Developer LLC	320-322 Garfield Avenue	338	4	TODN PSR@ Transit Oriented Development Netherwood

- The Applicant, SBAG Developer, LLC, is requesting relief from bulk requirements to permit the construction of a three-story two-family dwelling. Each dwelling unit is provided with a two-car garage and a storage area on the first floor; an open concept second floor with kitchen, dining room, and living room, along with a foyer and a powder room; and third floor with a master bedroom with master bathroom and walk-in closet, a second bedroom, a laundry room, and a second bathroom. Access to each unit is provided through the garages to the rear and through front doors facing Garfield Avenue. Additional site improvements

include a driveway coming from St. Mary's Avenue and stormwater improvements.

XI. OLD BUSINESS
Annual Report

X. NEW BUSINESS

XI. ADJOURNMENT

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

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