



CITY OF PLAINFIELD

DEPARTMENT OF PUBLIC WORKS &
URBAN DEVELOPMENT
DIVISION OF PLANNING
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060



ADRIAN O. MAPP
MAYOR

OREN K. DABNEY, Sr.
DEPARTMENT DIRECTOR

PLANNING BOARD & ZONING BOARD OF ADJUSTMENT APPLICATION FOR DEVELOPMENT

RECEIVED

MAR 25 2022

Date Received: _____ Application Number: ZBA 2022-09

PLANNING DIVISION

I. Application is hereby made to: Planning Board or Zoning Board of Adjustment

II. Application is for (circle where applicable):
Major Subdivision _____ Minor Subdivision _____ Site Plan _____ Use, or "D" Variance _____
Relief from Bulk Requirements Interpretation _____ Appeal of Municipal Official Decision _____
Certificate of Non Conformity _____ Capital Project Review _____ Concept Plan _____

III. Applicant Information:
A. Name: Angel Arriaga
Address: 812-816 Plainfield Avenue, Plainfield, NJ 07060
Telephone & Email: 732-947-0777 / angelsconstruction777@gmail.com

B. The Applicant is a: Corporation / LLC* _____ Partnership _____
Individual x Other _____
** a corporation or LLC must be represented by an attorney*

C. If the Applicant is a corporation or partnership attach list of names and addresses of persons having a 10% or more interest in such (C.40:55D-48.2).

D. The relationship of the applicant to property in question is:
Owner x Lessee _____ Contract Purchaser _____ Other (Specify) _____

IV. Property Owner Information: (Complete only if different from Applicant)
Name: same as above
Address: _____
Telephone & Email: _____

V. Surveyor / Engineer / Architect Information (attach business card):
Name: Fletcher Engineering, Inc.
Address: PO Box 329, Fords, NJ 08863
Telephone & Email: 732-738-8809 / jessica.fletchereng@gmail.com

Surveyor / Engineer / Architect Information (attach business card):

Name: Steve J. Druga, AIA
Address: 250 Stelton Road, Suite 6, Piscataway, NJ 08854
Telephone & Email: 908-917-3685 / steve@stevedrugaarchitect.com

VI. Attorney Information (attach business card):

Name: John J. Sullivan, Jr., Esq. / Vastola & Sullivan
Address: 495 Union Avenue, Middlesex, NJ 08846
Telephone & Email: 732-560-0888 / jsullivan@vfesqs.com and vmarsh@vfesqs.com

VII. Property Information:

Street Address: 812-816 aka 816-818 Plainfield Avenue
Block & Lot Number: 506/12
Zone: R-3
Existing Use: single family dwelling with detached garage
Proposed Use: single family dwelling with detached garage
Type of Construction: Frame Improvement Cost: TBD
Total New Square Footage: 1409 Total New Residential Units: 0 New Jobs: 0
Site Plan Approval Desired: Preliminary _____ Final _____


If this application includes a request for relief from zoning requirements state the purpose below (or on attachment) of this request:


VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ 750.00

IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ 1,000.00

X. The following are attached and made a part of this application:

- A. Two (2) signed and sealed plans
- B. Two (2) original, signed applications
- C. Appropriate application fee (check or money order payable to "City of Plainfield"- no cash)
- D. Appropriate escrow fee (separate check or money order payable to "City of Plainfield"- no cash)
- E. Letter of Authority or Power of Attorney in case appeal is made by other than the owner
- F. All other documents required for this type of application
- G. Tax Search / Certificate from Tax Collector stating that there are no outstanding taxes or liens


(Print Name) & Signature of Applicant *** Angel Arriaga Dated 3/15/22


(Print Name) & Signature of Property Owner *** Dated 3/15/22
Angel Arriaga

*** *By signing this application, the applicant and/or agents hereby grant authorization to the approving authority and its professional and administrative staff to enter the property in question for inspection purposes. This is "consent to enter" as listed on the application completeness checklist.*

Applicant should inquire as to any State, County, or local Statutes that may have any bearing before proceeding.

PROJECT DESCRIPTION

The property is located at 812-816 a/k/a 816-818 Plainfield Avenue and is currently improved with a single family dwelling and detached garage. The property is located in the R-3 Zoning District.

The applicant is requesting bulk variances to approve an under construction 1409 square foot and two story addition to the existing garage.

The R-3 Zoning District permits single family dwellings and garages, however, there are several bulk standards for the garage addition that are not being met as set forth in the table below.

The required, existing and proposed accessory building bulk conditions are as follows:

Item	Required	Existing	Proposed
Accessory building side yard setback	3'	.3'	.3**
Accessory building rear yard setback	3'	24.5'	7.5'
Accessory building - building coverage	35% of principal building area	3.9%	9.9%
Accessory building maximum stories	1	1	2*
Accessory building height	15'	13'	19.5'*

The remaining bulk standards are as follows:

Zone: R-3	Required	Existing	Proposed
Minimum Lot Area (square feet)	12,000	10,236.47**	No changes
Maximum Density (d.u. per acre)	3.5	2.0	No changes
Minimum Lot Width (feet)	100	57.50**	No changes
Minimum Lot Frontage	100	57.73**	No changes

Minimum Lot Depth (feet)	100	179.51	No changes
Front Yard Setback (feet)	25	44.9	No changes
Side Yard Setback (feet) (WEST)	10	3.9**	No changes
Combined Side Yard Setbacks (feet)	30	13.2**	No changes
Rear Yard Setback (feet)	30	93.0	No changes
Maximum Floor Area Ratio	N/A	N/A	No changes
Maximum Percent Building Cover	25%	17.7%	23.7%
Maximum Percent Total Lot Cover	40%	58%**	64%*
Minimum Number of Stories	N/A	N/A	No changes
Maximum Number of Stories	3	3.0	No changes
Maximum Building Height (feet)	35	±32	No changes
Minimum Improvable Area (M.I.A. in square feet)	3,000	5,940	No changes
M.I.A. – Diameter of Circle (feet)	38	38	No changes

* Denotes proposed non-conformity

** Denotes existing non-conformity

The building construction type/class is 5B. The property is serviced by public water and sewer. Garbage and recycling will be addressed by curbside pick-up and will be picked up by Plainfield Municipal Utility Authority.

A title search reveals that there are no easements or restrictions to which the property is subject.

The proposed witnesses will be a representative of the applicant and the project architect, Steven J. Druga AIA.

