

**ADRIAN O. MAPP
MAYOR**

**CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060**



**Alejandro "Alex" Ruiz, Chairman
Robert Graham, Vice Chairwoman**

MEETING MINUTES

DATE: August 3, 2022

TIME: 7:00 P.M.

LOCATION: PLAINFIELD CITY HALL LIBRARY

515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060

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CALL TO ORDER – Chair Alex Ruiz called the meeting to order at 7:05 p.m. at which time he read the following statement:

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 to 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

Ruiz, Alejandro Chairman	P
Sandra Harrison, Alternate	A
Gerald, Nancy	A
Graham, Robert K.	P
Jordan, Nancy	P
Sears, Ryan	P
Spear, Jim	A

Rawls, C. Jean	P
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IV. OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Mika Apte	Board Planner
Daniel White	Board Secretary

VII. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Vice Chairman Graham opened the meeting for public comment(s) on non-agenda items limited to 2 minutes maximum per comment(s).

1. Nancy Piowar, 1115 Myrtle Ave. Makes note of architectural changes made to the plans for 1110-1116 Myrtle Ave and inquires as to the ease of changing dens to bedrooms. Both the Board Chair and Board Attorney agree that at this point, further discussion regarding the application for ZBA 2021-35 is not exactly in order.

MINUTES –

VII. RESOLUTION (MEMORIALIZATION(S))

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-08	Enrico Pigna	1376-78 Sloane Blvd.	23	7	R-3 Moderate Density Residential Zone

- On a motion from Ryan Sears and a second from Robert Graham, the board votes in favor of this resolution.

Ruiz , Alejandro Chairman	W
Sandra Harrison, Alternate	
Gerald, Nancy	
Graham, Robert K.	W

Jordan, Nancy	W
Sears, Ryan	W
Spear, Jim	
Rawls, C. Jean	W

VIII. DEVELOPMENT APPLICATIONS

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-12	44-46 Wainwrigl, LLC	1526-28 West Third St.	146	12	R-4 Moderate Density Residential Zone

- Licensed Architect, Paulo Dantas, 427 Chestnut St. Union NJ is sworn in.
- Board Chair, Alex Ruiz inquires as to the height of the attic. Mr. Dantas confirmed that the height at the peak of the attic, it'll be 6 feet tall.
- Mr. Ruiz inquires as the window that was oriented towards the front of the house and whether it was placed for design purposes, Mr. Dantas notes that it will be a louvre.
- Mr. Ruiz asks whether the porch will be flush, Mr. Dantas notes that the porch protrudes about 6 inches.
- Board Chair Robert Graham asks whether Mr. Dantas can design something that calls for less variances. Mr. Dantas not that in his studies he found that the interventions that could have been made would likely change the character of the home – making it out of step with the community.
- Board Planner, Malvika Apte inquires as to the additional 600 sq ft that is being proposed. Mr. Dantas notes that his designs add quality finishes and added amenities that appeal to his clientele.
- Board Person, Jean Rawls notes that the modern aesthetic of the building is possibly out of step with the block.
- Civil Engineer, Giovanni Manillio, 62 Grove St. Somerville NJ is sworn in.
- Robert Graham inquires as to whether the surrounding homes are mostly single or mostly two family homes. He asks whether a two family home would be more beneficial to the neighborhood.
- Mr. Ruiz inquiries about the massing of the home and what would “give away” that this is a two family home. Mr. Giovanni notes that the number of mailboxes are the primary indication of density.

- Ms. Apte notes that with a single car garage, the shifting of the driveway and the decrease in bedrooms would likely change the number of variances. Mr. Giovanni notes that he generally agrees with Ms. Apte's statement.
- Board Engineer Substitute, Dipti Raja inquires as to whether the storm sewer along the sidewalk had flood drains. She goes on to explain that the surrounding neighborhoods are within a flood zone and that the applicant should seek to tie into the surrounding storm sewer infrastructure.
- Client's Planner, Nicholas Graviano 101 Crawford's Corner Rd. Is sworn in.
- Robert Graham asks whether Mr. Graviano whether the bulk of the homes in the surrounding are single family.
- Mr Graham asks whether the City of Plainfield has a shortage of apartments. Mr. Graviano notes that the city has a shortage of newer housing stock.
- Mr. Graham ask whether this is an affordable housing unit. Client's attorney, John Sullivan notes that this will not contain below market units
- Mr. Vignuolo inquires as to whether the rear yard setback would create an issue of privacy. Mr. Graviano notes that a conforming two story structure would provide a view of a back neighbors yard under most circumstances. Mr. Graviano notes that the applicant would plants trees to mitigate privacy issues.
- The applicant has noted that they are willing to reduce both the upstairs living space and parking garage.
- Sean McKenna, 1401 Plainfield Ave.
- Gerald Bell, 1330 Highland Ave echoes the sentiment that this property will inherently change the landscape of the city.
- The applicant agrees to the reduction of the second story along with the elimination of the 2nd car garage.
- Mr. Sears motions to carry the application to the September 7th meeting and Ms. Nancy Gerald seconds.

Ruiz , Alejandro Chairman	W
Sandra Harrison, Alternate	
Gerald, Nancy	
Graham, Robert K.	A
Jordan, Nancy	W
Sears, Ryan	W
Spear, Jim	
Rawls, C. Jean	W

2.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
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ZBA-2021-29	Darren Brown	1340-1348 Highland Avenue	812	2	R-2 Low Density Residential Zone
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➤ Based on the submitted materials, the Applicant has filed this application seeking variances from supplementary zone requirements to construct a sunroom and carport addition to an existing single-family residence. The proposed sunroom includes an enclosed space of 351.9 square feet and a 144 square foot deck. A 244 square foot patio is also proposed to the rear of the sunroom and deck. The carport will consist of a providing a sloping roof over a 240.1 square foot extension of the existing paved driveway. **Carried to September 7th.**

3.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-09	Angel Arriaga	812-816 Plainfield Ave.	506	12	R-3 Moderate Density Residential Zone

➤ The submitted plans indicate 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, and 1,019 square feet of a new second level to the existing structure (227 square feet of the second floor will be cantilevered over the east, north and west sides of the garage). The first floor extension is proposed to provide storage space and a bathroom, while the second story is proposed to be an unfinished attic for storage space. **Carried to September 7th.**

VIII. EXECUTIVE SESSION – None

IX. REDEVELOPMENT STUDY(S)

X. REDEVELOPMENT PLAN(S) – None

XI. CAPITAL PROJECT REVIEW - None

XII. OLD BUSINESS - None

XIII. NEW BUSINESS - None

XIV. ADJOURNMENT

Respectfully submitted,

Daniel White

Planning Board Secretary

PB meeting minutes.12-17-2020

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