



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



ADRIAN O. MAPP
MAYOR

Chairman, Alejandro Ruiz
Vice Chair, Robert K. Graham

Zoning Board of Adjustment
Meeting Agenda

DATE: Wednesday July 6, 2022
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 July 6, 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 –

VII. RESOLUTION (MEMORIALIZATION(S))

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-35	Marita Brackman	1110-1116 Myrtle Avenue	222	4	R-4 Moderate Density Residential Zone

- Applicant requests a (d)(1) use variance; bulk variances related to maximum number of stories, maximum building height and maximum lot coverage; together with supplemental zone variances and design waivers in order to use the exist structure on the site as a three-family dwelling. **Continued from previous hearing.**

VIII. DEVELOPMENT APPLICATIONS

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

- The Applicant, Enrico Pigna, is requesting relief from bulk requirement to permit the construction of a two-story dwelling with basement and a one-story detached garage. Applicant proposes to construct a two-story single-family residence with a footprint of about 900 square feet and totaling approximately 1,840 square feet of new floor space on the subject property, identified as Block 23 Lot 7 in the Plainfield Tax Maps.

2.)

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

- The Applicant proposes the building to be two stories, with one dwelling unit occupying the first floor along with an attached two-car garage, and the second unit occupying the second floor. The ground floor unit is proposed to be a two-bedroom apartment, while the second floor unit is proposed as a three-bedroom unit.

3.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-29	Darren Brown	1340-1348 Highland Avenue	812	2	R-2 Low Density Residential Zone

- 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.

- IX. OLD BUSINESS**
- XI. NEW BUSINESS**
- X. 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