



**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 September 7th, 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 September 7<sup>th</sup>, 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=aXZUQSthQWlWRVVKSmkwNUhROStyUT09>

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 –**  
1.) August 3, 2022  
2.) July 6, 2022

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

**VIII. DEVELOPMENT APPLICATIONS**

1.)

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

➤ Review of resubmitted plans.

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-19	F&C Professional Aluminum Railing Corp.	1147-1149 West front Street	227	13 & 14	NC Neighborhood Commercial District

- Review of resubmitted plans.

**2.)**

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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.

**2.)**

<b>Application Number</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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.

- 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.