



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 February 9, 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 February 9, 2021 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 – 1.29.21

VII. RESOLUTION (MEMORIALIZATION(S))

VIII. DEVELOPMENT APPLICATION(S)

1)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-11	Tires R Us, LLC	500-510 Arlington Ave.	706	3	TODD/TD Transit Oriented Development

- The Applicant, Tires R' Us LLC, has filed this application seeking a use variance to authorize the existing mobile tire service that operates on part of the property. The subject site is Block 706, Lot 3 in the City of Plainfield tax maps, with street address 500-510 Arlington Avenue. The Applicant is the lessee of the site, which is owned by 510 Arlington LLC. With this application, the Applicant proposes to continue operations of the mobile tire service business, and property owner plans to install sprinklers in the building to address any fire safety issues. **Since tire shops and indoor storage of fires are not a permitted use anywhere in the City of Plainfield, a d(1) use variance is required.** Additionally, the subject property includes two separate dwelling buildings, one a two-family dwelling and the other a three-family dwelling. **Two family dwellings are not a permitted use in the TODD/TD Zone. An additional use variance for the two-family dwelling is therefore required.** Per §17:1-6 dwellings in a building with three or more units are considered apartments, which are a permitted use in the TODD/TD Zone. **No use variance is therefore required for the three-family dwelling.**

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-19	Graciano E. Orellana	543 East Second St	326	29	R-7 High Density Residential Zone

- The application has been filed as a preliminary site plan approval; however, this application only requires bulk variances. No site plan review is necessary. Applicant proposes to construct a three-story (including attic) single-family residence totaling approximately 2,860 square feet of new floor space on the subject property, Block 326 Lot 29. The single proposed structure will include six bedrooms (four on the second floor and two on the attic/third floor), a kitchen, living room, dining room, study room, a family room (all on the first floor) and four bathrooms (one on the first floor two on the second floor, and one in the attic). The Applicant is the contract purchaser of the site from the current owner, the City of Plainfield. The City has supplied consent for the application to be submitted and heard by the Board and recommends the site for single-family development.

3)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-45	Rich Sudol	917-919 Watchung Ave.	642	20	R-PW2 Putnam-Watchung Historic District

- The application has been filed seeking variances for zoning requirement relief to permit the re-paving and expansion of an existing non-conforming driveway and the construction of a paver patio to the rear of the existing dwelling.
- Because the subject property is located in the R-PW2 Putnam-Watchung Historic District, a Certificate of Appropriateness (COA) from the Plainfield Historic Preservation Commission is required per **§17:10-4.A** of the Plainfield Land Use Ordinance (LUO).
- The COA issued by the Historic Preservation Commission notes that a 10-page submission was entered into evidence for the public hearing of the HPC.
- The Applicant has noted that the property has previously been used as a three-family residence, but is now to be used as a single-family residence. While single-family residential uses are permitted in the property's R-PW2 Putnam-Watchung Historic District, multi-family uses are not

4)

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

- The subject site consists of Block 222 Lot 4 in the City of Plainfield tax maps, with street address 1110-1116 Myrtle Avenue. The Applicant, Martiza Brackman, is the

owner of the site, which is currently developed with a three-story frame dwelling (with a total square footage of 3,769 square feet) that is utilized as a multi-family dwelling with five (5) apartment units. According to the Applicant's attorney, this use has been long-established. One of the units is a studio apartment, one is a one-bedroom apartment, two are three-bedroom apartments, and the fifth is a two-bedroom unit. While the building has apparently been utilized as a multi-family dwelling for a long time, this use is not permitted in the R-4 Moderate Residential Density Zone.

IX. OLD BUSINESS

X. NEW BUSINESS

➤ Discussion of Annual Report

XI. ADJOURNMENT

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

ZBA Reorganization meeting.1/20/2021

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