



**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 April 6, 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 April 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))**

**VIII. DEVELOPMENT APPLICATIONS**

1.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-49	Front Street Development 1 LLC	408-412 East Front Street.	324	14	R-4 Moderate Density Residential Zone

- The Applicant, Front Street Development 1, LLC, has filed this application to approve a two-story multi-family dwelling building that will include eight (8) residential apartments. All eight apartments are proposed to be two-bedroom units, with floor areas ranging from 1,018 square feet to 1,081 square feet (average floor area is 1,043.38 square feet). Each of the eight apartments will consist of an open concept living room/dining room/kitchen, a washer/dryer closet, and the two bedrooms. Six (6) of the 8 apartments will provide two full baths (sink, toilet, and bath/shower), and two of the units will provide one full bath and a second bathroom with sink, toilet, and shower. The subject site consists of the property designated Block 324 Lot 14 in the City of Plainfield tax maps, with street address 408-412 East Front Street. The Applicant is the owner of the site. The property is currently developed with a 2.5 story single-family frame

dwelling, which will be demolished to allow for the redevelopment of the property.

2.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2021-50	Mark Darouichi	707-709 Richmond St.	640	30	R-4 Moderate Density Residential Zone

- The application has been filed seeking bulk variances to permit the construction of a two-story frame dwelling. The proposed single-family dwelling will include a parlor, kitchen, dining room, and family room on the first floor; and three bedrooms, a master bedroom with en suite, and a full bathroom. An attached 220.28 square foot one car garage is also proposed. The property, identified as Block 640 Lot 30 in the Plainfield Tax Maps, appears to be currently vacant, although Applicant must submit a current survey (from the last five years) to confirm existing conditions on the property.

3.)

Application Number	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2022-04	Elaine Junguenet	621 Belvidere Ave.	911	1	R-NH Netherwood Heights Historic District

- The Applicant, Elaine Junguenet, is requesting a lot coverage bulk variance to permit a 101.1 square foot one-story addition to the existing single-family residential building with footprint of 1,768.4 square feet. The Applicant also proposes a 196 square foot pergola over a 227.8 square foot terrace, the replacement of the front walk in the front yard area along Belvidere Avenue which will result in an increase of coverage from 278.0 square feet to 353.7 square feet, and a new 8 square foot pad for an on-demand generator. In total, the lot coverage will increase 560.9 square feet, from 4,319.6 square feet to 4,880.5 square feet.

- 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](http://www.plainfieldnj.gov)