



ADRIAN O. MAPP  
MAYOR

# CITY OF PLAINFIELD

DEPARTMENT OF PUBLIC WORKS &  
URBAN DEVELOPMENT  
DIVISION OF PLANNING  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NEW JERSEY 07060



OREN K. DABNEY, Sr.  
DEPARTMENT DIRECTOR

## PLANNING BOARD & ZONING BOARD OF ADJUSTMENT APPLICATION FOR DEVELOPMENT

OCT - 7 2019

Date Received: \_\_\_\_\_ Application Number: ZBA 2019-13

I. Application is hereby made to: Planning Board or Zoning Board of Adjustment

II. Application is for (circle where applicable):

Major Subdivision	Minor Subdivision	Site Plan	<u>Use, or "D" Variance</u>
Relief from Bulk Requirements	Interpretation	Appeal of Municipal Official Decision	
Certificate of Non Conformity	Capital Project Review	Concept Plan	

III. Applicant Information:

A. Name: South Second Street Realty LLC  
Address: 1000 South Second Street, Plainfield, NJ 07060  
Telephone & Email: 908-337-6764 Plastix723@gmail.com

B. The Applicant is a: Corporation / LLC\*  Partnership \_\_\_\_\_  
Individual \_\_\_\_\_ Other \_\_\_\_\_  
*\* a corporation or LLC must be represented by an attorney*

C. If the Applicant is a corporation or partnership attach list of names and addresses of persons having a 10% or more interest in such (C.40:55D-48.2).

D. The relationship of the applicant to property in question is:

Owner  Lessee \_\_\_\_\_ Contract Purchaser \_\_\_\_\_ Other (Specify) \_\_\_\_\_

IV. Property Owner Information: (Complete only if different from Applicant)

Name: South Second Street Plainfield Realty Associates  
Address: Title is vested in the Partnership which was converted into a Limited Liability Company  
Telephone & Email: with the same partners are now members.

V. Surveyor / Engineer / Architect Information (attach business card):

Name: David A. Stires Associates, LLC  
Address: 678 US Highway 202/ 206 N. Bridgewater, NJ 08807  
Telephone & Email: 908-252-7000 dave@dstires.com

**Surveyor / Engineer / Architect Information (attach business card):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone & Email: \_\_\_\_\_

**VI. Attorney Information (attach business card):**

Name: Michael V. Camerino Esq.  
Address: \_\_\_\_\_  
Telephone & Email: 908-625-1738 bassfishean@gmail.com

**VII. Property Information:**

Street Address : 800-1000 South Second Street  
Block & Lot Number: Block 117, Lot 1.01  
Zone: Light Industrial Zone District  
Existing Use: Injection Molding including assembly, decorative packaging  
Proposed Use: warehouse and distribution - some personal  
Type of Construction: none Improvement Cost: none  
Total New Square Footage: 0 Total New Residential Units: 0 New Jobs: 0  
Site Plan Approval Desired: Preliminary \_\_\_\_\_ Final

If this application includes a request for relief from zoning requirements state the purpose below (or on attachment) of this request:

**VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ 1,000**

**IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ 1,600**

**X. The following are attached and made a part of this application:**

- A. Two (2) signed and sealed plans
- B. Two (2) original, signed applications
- C. Appropriate application fee (check or money order payable to "City of Plainfield"- no cash)
- D. Appropriate escrow fee (separate check or money order payable to "City of Plainfield"- no cash)
- E. Letter of Authority or Power of Attorney in case appeal is made by other than the owner
- F. All other documents required for this type of application
- G. Tax Search / Certificate from Tax Collector stating that there are no outstanding taxes or liens

*Rouin L. Platt* \_\_\_\_\_ 9/23/19  
(Print Name) & Signature of Applicant \*\*\* Dated

*Rouin L. Platt* \_\_\_\_\_ 9/23/19  
(Print Name) & Signature of Property Owner \*\*\* Dated

\*\*\* By signing this application, the applicant and/or agents hereby grant authorization to the approving authority and its professional and administrative staff to enter the property in question for inspection purposes. This is "consent to enter" as listed on the application completeness checklist.

Applicant should inquire as to any State, County, or local Statutes that may have any bearing before proceeding.

The Owner seeks a variance to allow and permit storage and parking of road worthy tractor trailers on both the west and east sides of the property up to 30 vehicles that are not associated with the principal use.

Section 17:9-41C.3 – permits outdoor storage of trucks in a non-residential zone subject to buffering section 17:9-41 and the City Property Maintenance Code. The subject property is located in the Light Industrial Zone District and is a non-residential zone. The property is the site of an injection molding business. There is ample areas to accommodate the storage and parking of tractor trailers that not may be considered incidental and customary to the principal use. The site is adjacent to railroad which makes it suitable for tractor trailer parking based on its size and location.

The subject property can be properly buffered to be in keeping with the zoning ordinance.

The tractor trailer trucks will not have refrigeration or air conditioning units operating overnight.

Allowing the tractor trailer trucks to be parked and stored on the site will take the vehicles off the local streets and be a public safety factor.

This is a service and use that benefits the city and the neighborhood.

Granting the variance for this use is justified and supported by special reasons:

1. It is an appropriate use that promotes public health and safety.
2. It secures safety.
3. It provides sufficient space and location for tractor trailer truck parking in an industrial zone.
4. It helps locate truck parking in an area and on a site that is near transportation routes to help promote the free flow of traffic and discourages congestion and blight.
5. It will promote a desirable visual environment.
6. The variance may be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance. The public good and welfare are served by the safety enhancement provided by allowing the parking in this particular location. The zoning ordinance recognizes the need to allow, encourage and permit truck traffic off of the local streets and on suitable industrial sites.

## Political Contribution Disclosure Statement

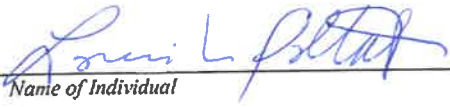
**1. Application Type Subject to Disclosure.** In conjunction with a major subdivision or a major site plan, all applications for variance relief pursuant to a (d) "Use" Variance (N.J.S.A. 40:55D-70(d)), or a (c) "Bulk" Variance (N.J.S.A. 40:55D-70(c)).

**2. Individuals & Entities Subject to Disclosure Requirements.** Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:

- a. All Applicants and Owners; and
- b. All Developers as defined by N.J.S.A. 55D-4, i.e. the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including all persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- c. All associates of said Developers who would be subject to disclosure pursuant to N.J.S.A. 40:55D-48.1 or 40:55D-48.2.
- d. All Professionals or entities who apply for or provide testimony, plans, or reports.

**3. Contribution Disclosure Statement** must be updated until a decision is rendered by the Planning Board or Zoning Board of Adjustment for any application subject to the requirements of Ordinance MC 2011-12.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance MC 2011-12) made to or on behalf of any Plainfield candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made up to one year prior to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to N.J.S.A. 19:44A-1 et seq.

**APPLICANT:** Louis M. Pollak  **OWNER:**   
Name of Individual Name of Individual


**DEVELOPER:** \_\_\_\_\_  
Name of Individual and/or Business

**PROFESSIONALS:** \_\_\_\_\_  
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None		

*Attach a separate sheet if necessary. Do not write 'not applicable'; state 'none' instead.*

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.

 9/23/19  
**SIGNATURE** (applicant, owner, developer, or professional) **DATE**

Louis M. Pollak  
**PRINT NAME**

### Political Contribution Disclosure Statement

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**APPLICANT:** *Louis L. Platt*  **OWNER:** *Louis L. Platt*  
Name of Individual Name of Individual

**DEVELOPER:** \_\_\_\_\_  
Name of Individual and/or Business


**PROFESSIONALS:** David A. Stires  
Name of Individual(s) who apply for or provide testimony, plans, or reports

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
<i>NONE</i>		

*DS*  
*9-23-19*

*Attach a separate sheet if necessary. Do not write "not applicable", state "none" instead.*

By signing below, I understand and certify to the above and have reviewed Ordinance MC 2011-12 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.

 9-23-19  
**SIGNATURE** (applicant, owner, developer, or professional) **DATE**

David A. Stires  
**PRINT NAME**

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**1** Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**South Second Street Realty**

**2** Business name/disregarded entity name, if different from above

**3** Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

**4** Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

*(Applies to accounts maintained outside the U.S.)*

**5** Address (number, street, and apt. or suite no.) See instructions.  
**5 Sylvan Drive**

**6** City, state, and ZIP code  
**Bridgewater, NJ 08807**

**7** List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

			-			-			
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**OR**

**Employer identification number**

8	1	-	5	3	0	5	5	9	4
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## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**    Signature of U.S. person ▶     Date ▶ 9/23/19

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



**CITY OF PLAINFIELD**  
 DEPARTMENT OF ECONOMIC DEVELOPMENT  
 DIVISION OF PLANNING  
 515 WATCHUNG AVENUE, ROOM 202  
 PLAINFIELD, NEW JERSEY 07060  
 908-753-3391



**ADRIAN O. MAPP, MAYOR**

**WILLIAM NIERSTEDT, PP, AICP**  
**DIVISION DIRECTOR**

**Completeness Checklist for Applications Not Requiring Site Plan Approval. Land Use Ordinance §17:8-2.A, B**

Completeness Requirement	Complete	Incomplete	Waiver Request	Not Applicable
1. An application for development shall not be accepted for filing unless and until all escrows and fees, 3 copies of plans and 3 completed application forms are submitted [§17:8-2.A]	✓			
2. Name of the proposed development and general description of plan and proposed use [§17:8-2.B.1]	✓			
3. All administrative information required on the application forms as adopted by the approving authorities applicable to the proposed development [§17:8-2.B.2]	✓			
4. Copy of any protective covenants and deed restrictions related to the subject property [§17:8-2.B.3]				
5. Block/lot numbers and owners of the subject properties [§17:8-2.B.4]	✓			
6. A tax search indicating current status of all taxes, assessments, and fees due to the City of Plainfield [§17:8-2.B.5]	✓			
7. All requisite escrow deposits and fees [§17:8-2.B.6]				
8. Corporation Disclosure Statement if required under N.J.S.A. 40:55-D48.1 et seq. [§17:8-2.B.7]	✓			
9. Consent to enter approval [§17:8-2.B.8]				
10. Contribution Disclosure Statement [§17:8-2.B.8a]				
A map or drawing in one of four standard sizes, 8 1/2" x13", 30"x42", 24"x36", or 15"x21", folded to a maximum size of 9"x12", and numbered in sequential fashion indicating total sheets submitted showing:				
11. Key map at a maximum scale of 1"=600' indicating all streets and zone districts within six hundred feet of the subject property [§17:8-2.B.9a]	✓			
12. Name, address and phone number of applicant and property owner [§17:8-2.B.9b]	✓			
13. Name, address, phone number and seal of architect, engineer, surveyor, planner or landscape architect who prepared plan [§17:8-2.B.9c]	✓			
14. Date prepared and any and all revision dates [§17:8-2.B.9d]	✓			
15. Graphic scale and north arrow [§17:8-2.B.9e]	✓			
16. Dimensions and bearings of all existing and proposed property lines, easements, covenants and deed restrictions [§17:8-2.B.9f]	✓			

Completeness Requirement	Complete	Incomplete	Waiver Request	Not Applicable
17. Dimensions of existing and proposed street right of ways, both within and adjacent to the subject property, including street names, and distance to nearest intersection along street ROW [§17:8-2.B.9g]	✓			
18. Location, dimensions and use of all existing and proposed structures, showing the height, building area, pedestrian and vehicular entrances and fire escapes [§17:8-2.B.9h]	✓			
19. Square footage and/or acreage to the nearest tenth of all parcels [§17:8-2.B.9i]	✓			
20. General slope and natural drainage, and watercourse locations and all natural and significant features (wooded areas, ponds, marshes) including trees over 4" caliper [§17:8-2.B.9j]	✓			
21. Location and dimensions of existing and proposed drainage improvements, parking spaces and aisles, loading, curb cuts, driveways, driveway aprons, sidewalks and yards (front, side, and rear) [§17:8-2.B.9k]	✓			
22. Delineation of flood hazard areas [§17:8-2.B.9l]	N/A			
23. Tabulation indicating the square foot area of structures, pavement and open space and the percent of their lot coverage and floor area ratio [§17:8-2.B.9m]	✓			
24. Zoning district of the subject property [§17:8-2.B.9n]	✓			
25. A current outbound survey of the tract or a survey no more than 5 years old certified by a licensed land surveyor that there have been no changes. Such survey shall include the adjacent right of way with curbs, driveways and sidewalks certified by a licensed NJ land surveyor, or appropriate reference to such survey [§17:8-2.B.9o]	✓			
26. Zoning table showing all required and proposed conditions including all relief from zone requirements that is being sought [§17:8-2.B.9p]	✓			
27. A specific submission waiver request for each required site plan/subdivision requirement of this ordinance [§17:8-2.B.9q]				
28. Signature block for City Engineer, board chairman and board secretary [§17:8-2.B.9r]	✓			
29. List of all variances and design waivers that are requested [§17:8-2.B.9s]	✓			
30. Any other information as may be reasonably required by the approving authority in the course of their approval/resolution [§17:8-2.H]				

### Waiver Requests

When requested in writing, the Board shall have the power to grant waivers from the submission of requirements of the completeness checklist. Your waiver requests may be granted if the Board finds that your request is reasonable, and that an informed decision can be rendered without the information. If the Board denies any waiver request, the application will be incomplete and the Board does not have to make a decision on the application until such time as the required information is provided.



**City of Plainfield**

http://www.cit-e.net/plainfield-nj/cit-e-access/taxinquiry/itemdetail.cfm?tid=123&ipid=15980&aid=01121000

**Tax Inquiry  
Property Information**

Muni. Code:	2012	Muni. Name:	PLAINFIELD
Block:	117	Lot:	01.01
Qualifier:		Account No:	01121000
Owner Name:	SOUTH SECOND ST PLANFIELD REALTY	Location:	800-1200 50 2ND ST
Land Value:	1,191,600	Improvement:	690,100
Net Value:	1,881,700	Interest To:	09/25/2019
Deductions:		Status:	
Property Class:	4B		

**Tax**

**Pay Your Bill**

Year	Qtr	Kind	Bill Date	Bill Amt.	Principal Paid	Paid	Balance	Interest	Amt. Due	Message
2018	1	R	02/01/2018	37,568.14	01/30/2018	37,568.14	0.00	0.00	0.00	Paid
2018	2	R	05/01/2018	37,568.14	04/30/2018	37,568.14	0.00	0.00	0.00	Paid
2018	3	R	08/01/2018	39,449.84	08/07/2018	39,449.84	0.00	0.00	0.00	Paid
2018	4	R	11/01/2018	39,449.84	10/31/2018	39,449.84	0.00	0.00	0.00	Paid
2018		R	Total-2018	154,035.96	Total-2018	154,035.96	0.00	0.00		
2019	1	R	02/01/2019	38,508.99	01/31/2019	38,508.99	0.00	0.00	0.00	Paid
2019	2	R	05/01/2019	38,508.99	04/30/2019	38,508.99	0.00	0.00	0.00	Paid
2019		R	Total-2019	77,017.98	Total-2019	77,017.98	0.00	0.00		

All information provided herein is subject to verification by the tax collector's office.