



CITY OF PLAINFIELD

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



ADRIAN O. MAPP
MAYOR

ERIC WATSON
DEPARTMENT DIRECTOR

PLANNING BOARD & ZONING BOARD OF ADJUSTMENT APPLICATION FOR DEVELOPMENT

Date Received: NOV 25 2019 Application Number: ZBA 2019-24

(45 day Jan. 9, 2020)

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 Use, or "D" Variance
Relief from Bulk Requirements Interpretation Appeal of Municipal Official Decision
Certificate of Non Conformity Capital Project Review Concept Plan

III. Applicant Information:

A. Name: Susan Wong
Address: 27 Churchill Road, Edison, NJ 08820
Telephone & Email: 908-217-0999 fungsusan@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: _____
Address: _____
Telephone & Email: _____

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

Name: Brian Taylor, AIA
Address: 95 Watchung Avenue, North Plainfield, NJ 07060
Telephone & Email: 908-226-5515 taylor@taylorarchdesign.com

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

Name: _____
Address: _____
Telephone & Email: _____

VI. Attorney Information (attach business card):

Name: John J. Sullivan, Jr., Esq.
Address: 495 Union Avenue, Middlesex NJ 08846
Telephone & Email: 732-560-0888 jsullivan@vfesqs.com

VII. Property Information:

Street Address 248-50 Leland Avenue/1139-1147 Earle Place
Block & Lot Number 409 / 7
Zone R-4
Existing Use Two family dwelling
Proposed Use Two family dwelling
Type of Construction frame Improvement Cost: TBD
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:

*** minor subdivisions are not eligible for preliminary approval*

Total New Square Footage: _____ Total New Residential Units: 0 New Jobs: 0

VIII. Application Fee: (see fee schedule, §17:13-1 Land Use Ordinance) \$ 500.00

IX. Escrow Fee: (see fee schedule, §17:13-20.F Land Use Ordinance) \$ 300.00

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

 11/13/19
(Print Name) & Signature of Applicant *** Susan Wong Dated

 11/13/19
(Print Name) & Signature of Property Owner *** Susan Wong 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.
For a downloadable PDF version of this document, go to <http://www.plainfield.com/docs/application.pdf>

RE: Rider to Application for Variance
Susan Wong
248-50 Leland Avenue/1139-1147 Earle Place
Block 409 / Lot 7

Introduction:

The applicant, Susan Wong, applies to the City of Plainfield Zoning Board of Adjustment for bulk variance to construct an addition and to renovate the above-referenced property which contains an existing two (2) family dwelling.

The applicant is requesting that the City grant variance approval pursuant to N.J.S.A. 40:55D-70(c) for this purpose.

Existing Site:

The site is fully improved with an existing two (2) family dwelling and related site improvements. The existing dwelling is in need of significant renovation as a result of a collapsed foundation. Renovations have commenced. The site is located on the corner of Leland Avenue and Earle Place in the R-4 moderate density residential zone. The existing dwelling is non-conforming with regard to front yard and side yard setbacks. The property is located in a flood zone.

Prior Application/Approval:

The Zoning Board of Adjustment granted the applicant variance approval in order to construct a first-story replacement addition, a second-story new addition and a basement access addition to the existing dwelling on April 11, 2018, application #ZBA 2018-02. A copy of the Resolution is enclosed herewith.

In order to construct the approved project, it would be necessary to obtain NJDEP approval due to flood zone regulations which the applicant determined would be too burdensome to obtain and comply with. As a result, the applicant withdrew the prior application/approval.

Current Application:

The plans have been modified from what was previously approved to eliminate the full basement under the replacement addition and have only a crawl space, to revise the attic dormer addition to have a full third floor, to eliminate the basement bedroom units, to eliminate one bedroom from the 2nd story unit and to eliminate the construction of a garage.

The plans provide for a complete renovation of the dwelling, a replacement addition at the front of the dwelling, a basement entry addition on the side of the dwelling and to convert the attic dormer into a full third floor.

Relief Requested:

Several bulk variances are required: 1) for lot area whereas 10,000 sf is required and 6,990 sf is existing and proposed; 2) for lot width and frontage whereas 80' is required and 52.2' is existing and proposed; 3) for combined side yard setback whereas 25' is required and 17' is proposed; 4) for front yard setback to Leland Avenue whereas 25' is required, 4.08' is existing and 15.4' is proposed; 5) for front yard setback to Earle Place whereas 25' is required and 4.66' is existing and proposed; and 6) for height in stories whereas 2.5 stories are permitted and 3 stories are proposed.

The applicant requests a waiver from the requirements of ordinance section 17:8-2(g) – slope/drainage, etc.