

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



ADRIAN O. MAPP  
 MAYOR

VALERIE JACKSON  
 DEPARTMENT DIRECTOR OF  
 ECONOMIC DEVELOPMENT

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

RECEIVED

Date Received: JAN 10 2020 Application Number: ZBA 2020-01  
45th day - Feb 27, 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: W's Mattson/Cory Stock      Corporation / LLC\*      Partnership  
 Address: 405 Kamee Rd 07067      Individual      Other  
 Telephone & Email: 908.612.7804      \* a corporation or LLC must be represented by an attorney

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 X    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: Wm Toth  
 Address: 950 Fernwood Ave Plainfield 07062  
 Telephone & Email: 908.229.9342 toth@totharchitecture.com

Phone: (908) 753-3391 \* Fax: (908) 226-2587  
 E-mail: William.Niareedt@plainfieldnj.gov / Website: www.plainfieldnj.gov

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

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

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

Name: N/A  
Address: \_\_\_\_\_  
Telephone & Email: \_\_\_\_\_

**VII. Property Information:**

Street Address: 105 Ravine Rd Plainfield 07062  
Block & Lot Number: B-908 h-12  
Zone: \_\_\_\_\_

Existing Use: \_\_\_\_\_

Proposed Use: garage

Type of Construction: \_\_\_\_\_ Improvement Cost: \_\_\_\_\_

Total New Square Footage: \_\_\_\_\_ Total New Residential Units: \_\_\_\_\_ New Jobs: \_\_\_\_\_

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) \$ \_\_\_\_\_**

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

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

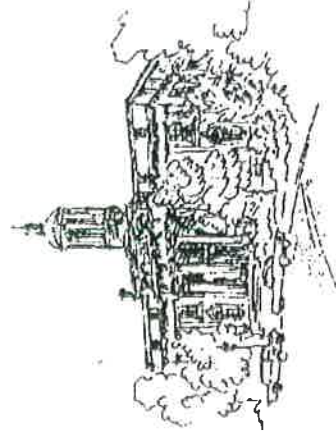
- A. Two (2) signed and sealed plans
- B. Two (2) original, signed applications
- C. Appropriate application fee (check or money order payable to "City of Plainfield" - no cash)
- D. Appropriate escrow fee (separate check or money order payable to "City of Plainfield" - no cash)
- E. Letter of Authority 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

Cory Storch Cory Storch  
(Print Name) & Signature of Applicant \*\*\* Dated 1/10/2020

Cory Storch Cory Storch  
(Print Name) & Signature of Property Owner \*\*\* Dated 1/10/2020

\*\*\* 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.



**CITY OF PLAINFIELD**  
 HISTORIC PRESERVATION COMMISSION  
 515 WATCHUNG AVENUE, ROOM 202  
 PLAINFIELD, NEW JERSEY 07060



Adrian O. Mapp, Mayor

William H. Michelson, Chairman  
 Lawrence T. Quirk, Vice Chairman

**CERTIFICATE OF APPROPRIATENESS**  
**HPC 2019-18**  
**PLAINFIELD HISTORIC PRESERVATION COMMISSION**

**PROPERTY:** 705 RAVINE ROAD; BLOCK 908, LOT 12  
**HISTORIC DISTRICT:** NETHERWOOD HEIGHTS HISTORIC DISTRICT  
**APPLICANT:** CORY STORCH & LOIS MATTSON; 705 RAVINE ROAD, PLAINFIELD, NJ

On December 17, 2019, the Plainfield Historic Preservation Commission (HPC) held a public hearing for the above-referenced application, and does hereby issue a Certificate of Appropriateness for the following:

**Work Approved:**

(1) Construction of a one-story two-car garage in the rear of the property, to replace a garage which was destroyed by a storm. The new garage will be like-for-like as to the old garage, and constructed according to architectural plans prepared by William Toth, architect, dated 9/9/19, sheet A-1.

**Conditions of Approval:**

None.

**Referral from Zoning Board of Adjustment:**

It shall be reported to the Plainfield Zoning Board of Adjustment that this Commission has no objection to the granting of the bulk variance that is necessary due to the garage's proximity to the west and north property lines.

**This approval does not relieve the applicant from obtaining all other permits or approvals that may be required for this project. This Certificate of Appropriateness is valid for a period of two (2) years from date of issue.**

I hereby certify that this Certificate of Appropriateness is a true copy and accurately represents actions taken by the Historic Preservation Commission on December 17, 2019.

William H. Michelson, Chairman  
 Historic Preservation Commission

1/8/20  
 Date

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April M. Stefel, LLA, Historic Preservation Commission Secretary  
 Phone: (908) 753-3421 \* Fax: (908) 226-2587 \* [april.stefel@plainfieldnj.gov](mailto:april.stefel@plainfieldnj.gov)

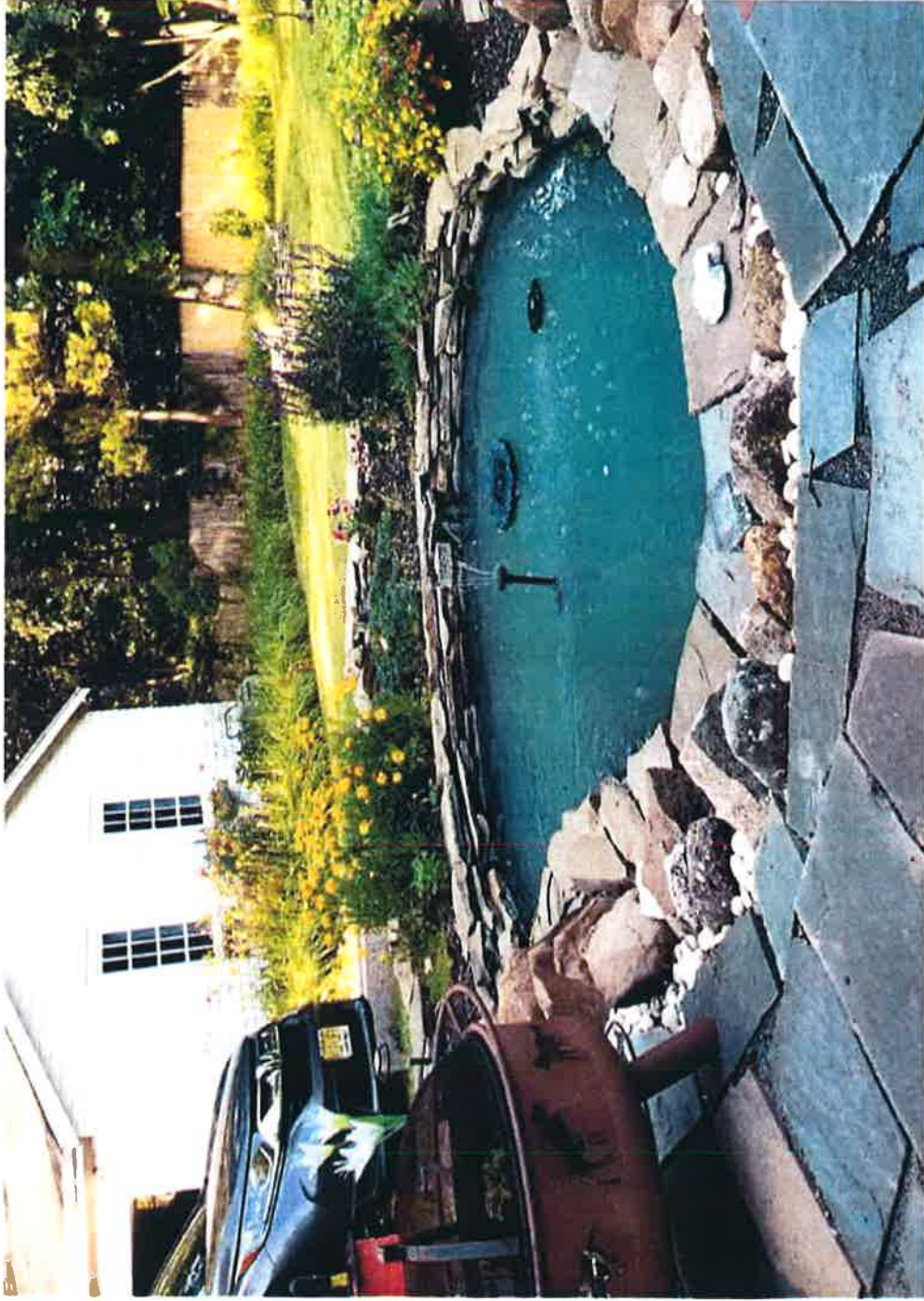


Mail body: Fwd: Also sent by text

Sent from my iPhone

Begin forwarded message:

From: Cory Storch <[CoryStorch@storch.com](mailto:CoryStorch@storch.com)>  
Date: September 26, 2019 at 8:01:03 PM EDT  
To: Lois <[Lois@storch.com](mailto:Lois@storch.com)>  
Subject: Also sent by text



OFFICIAL

SEARCH FOR MUNICIPAL LIENS

New Jersey Statutes Annotated, Article 3, Title 54, Chapter 5

SEARCH # 20-007

APPLICATION # 705R

This is to CERTIFY that the undersigned is the Official Tax Search Officer of the

LOIS MATTSON  
705 RAVINE RD  
PLAINFIELD NJ 07060

UNION

in the County of  
In pursuance of the authority so vested in me as such Official, I do further certify that I have searched the records of said municipality for unpaid taxes, assessments, all other municipal liens and certificates of tax sale pursuant to N.J.S.A. 54:5 on lands situated within said municipality and more particularly described as follows:

ADDITIONAL LOT(S) : 287 ~~municipality~~

Block No. 908 Lot No. 12 Qualifier 705-09 RAVINE RD  
Assessed to STORCH, CORY & LOIS MATTSON; 705 RAVINE RD; PLAINFIELD, NJ 07060

TAXES

Table with columns: YR/, TAX, CREDIT, BALANCE. Rows include quarterly taxes (1st Qtr to 4th Qtr), PRIOR, and TOTAL. Total balance is 3457.27.

UTILITY & OTHER MUNICIPAL CHARGES

Table with columns: ACCOUNT NO., TYPE, CHARGES, BALANCE. Row includes account 0840-0 with charges from PMUA and a balance of 2820.03.

ADDITIONAL INTEREST MUST BE COMPUTED TO DATE OF PAYMENT.

CERTIFICATES OF SALE FOR TAXES, ASSESSMENTS AND (OR) OTHER MUNICIPAL LIENS

Table with columns: CERT. NO., DATE OF SALE, AMOUNT\*, SUBSEQUENT\*\*, TO WHOM SOLD. Includes a row for a sale to WHOM SOLD.

\* Amounts for taxes, liens and other charges exclude interest. \*\* Subsequent municipal liens paid by certificate holder for which affidavit has been filed. (N.J.S.A. 54:5-60) PLEASE CALL FOR INTEREST TO DATE OF PAYMENT.

SPECIAL ASSESSMENTS AND OTHER CHARGES

Table with columns: CODE, DESCRIPTION, CODE, DESCRIPTION, AMOUNT.

QUALIFICATIONS AND DEDUCTIONS

Qualifications and Deductions section including Veteran, Senior Citizen, Farmland Rollback, and others. Includes a table for Land Value/Exemptions with values: Prop. Class: 2, Land: 82,100, Improvement: 83,300, Exemption: 0, NET VALUE: 165,400.

A BUILDING PERMIT WAS ISSUED ON: 01/25/19

THE POSSIBILITY OF ADDED, OMITTED OR ROLL BACK ASSESSMENTS ARE AS FOLLOWS

Table with columns: TYPE, YES, IF YES, YEAR(S), NO, NOT KNOWN AT THIS TIME, AMOUNT (IF KNOWN). Rows include ADDED ASSESSMENTS, OMITTED ASSESSMENTS, and ROLLBACK ASSESSMENTS.

Fee for making this Search

DATED MARCH 05 2020

OFFICIAL TAX SEARCH OFFICER

CERTIFICATE OF CONTINUATION SEARCH

This is to certify that the foregoing Search has been continued to stated except as follows:

with the same result as

FEE \$ DATE OFFICIAL TAX SEARCH OFFICER

**CERTIFICATION**


Pursuant to N.J.S.A. 40:55D-12, I certify that the following is a complete list of property owners and addresses, taken from the Tax Map, within 200 feet of:

**Block : 908**

**Lot: 12**

**Address: 705-09 Ravine Road**

**Date: May 20, 2020**

  
Tracy Bennett, C.T.A.  
Tax Assessor

PLAINFIELD

BLOCK 908 LOT 12  
705-09 RAVINE RD

## O W N E R &amp; A D D R E S S R E P O R T

05/20/20 Page 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION
904	1		2	SPARKS, RENEE 700-706 RAVINE RD PLAINFIELD, NJ 07060	700-08 RAVINE ROAD
904	2		2	EVANS, JAMAL R & PUJ F 712 RAVINE RD PLAINFIELD, NJ 07062	710-22 RAVINE RD
904	14		2	NELSON, WILLIE E & JUANITA D 622 BERKELEY AVE PLAINFIELD, N J 07062	622-28 BERKELEY AVE
905	1		2	PALISCH, JON & LEVEY, SEAN A 629-39 BERKELEY AVE PLAINFIELD, NJ 07062	629-39 BERKELEY AVE
905	2		2	GRAY-WALKER, TRACEY C&WALKER, DEREK 621 BERKELEY AVE PLAINFIELD, NJ 07062	609-27 BERKELEY AVE
908	4		2	DEEVER, BRIAN D 1220-26 DENMARK RD PLAINFIELD, NJ 07060	1220-26 DENMARK RD
908	5		2	SALLA, INTIAZ & NAZENA 1236 DENMARK RD PLAINFIELD, NJ 07060	1228-40 DENMARK RD
908	6		2	FRASER, JILL A & JOHN C 741-49 DIXIE LN PLAINFIELD, NJ 07062	741-49 DIXIE LN
908	7		2	MC-NULLA, PATRIC M JR & LIGAYA V 737 DIXIE LANE PLAINFIELD, NJ 07062	729-39 DIXIE LN
908	8		2	HODULIK, ANDREW G 717 DIXIE LN #27 PLAINFIELD, NJ 07062	717-27 DIXIE LN
908	9		2	VARY, BETSY A 701 DIXIE LANE PLAINFIELD, N J 07062	701-15 DIXIE LN
908	10		2	FRANKEL, SUE & KESSEN, IAN 715 RAVINE ROAD PLAINFIELD, N J 07062	717-21 RAVINE RD
908	11		2	CASTELLANDOS, NELSON R & JOHANNA C 711 RAVINE ROAD PLAINFIELD, NJ 07062	711-15 RAVINE RD
908	13		2	LEE, BENJAMIN & SHAW, EBONY 701-03 RAVINE RD PLAINFIELD, NJ 07060	701-03 RAVINE RD
908	14		2	CANADA, CHRISTOPHER & DEBORAH 700 BERKELEY AVE PLAINFIELD, NJ 07062	702-08 BERKELEY AVE
908	15		2	ABOOD, GREGORY & BRIDGET 712 BERKELEY AVE PLAINFIELD, NJ 07062	710-14 BERKELEY AVE
908	16		2	MC-MILLAN, ROY T & LINDA P 720 BERKELEY AVE PLAINFIELD, N J 07062	716-20 BERKELEY AVE
908	17		2	WEST, JAMES E 724 BERKLEY AVE PLAINFIELD, NJ 07060	722-28 BERKELEY AVE