



CITY OF PLAINFIELD
DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

Alex Ruiz, Chairman
Mary Burgwinkle, Vice Chairwoman

Zoning Board of Adjustment
Meeting Agenda

DATE: Wednesday May 6, 2020
TIME: 7:00 P.M.
LOCATION: Virtual Meeting – Registration URL

In order for a member of the public to participate in the meeting remotely, you MUST first register for the meeting through the web link set forth below. Once you have accessed the link, you will be brought to a City of Plainfield remote participation website.

TO REGISTER: <https://attendee.gotowebinar.com/register/526741242890275598>

Once you have registered you will be able to join the meeting on the scheduled hearing date and time. You will be able to access the meeting audio through your computer or by telephone using the following Telephone Number, Access Code and Audio PIN:

Telephone Number: 1 (562) 247-8422
 Access Code: 919-865-066
 Audio PIN: Shown after joining the webinar

In lieu of registering for the meeting and participating remotely, you can also listen to the meeting by telephone by using the following telephone number and access code:

Telephone: 1 (562) 247-8422
 Access code: 549-092-027

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.

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

“The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk’s office, the Planning Division office and the City’s website in accordance with the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment.
(Subject to change by the Board Chairman)

V. MINUTES - none

VI. RESOLUTION (MEMORIALIZATION(S)) - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-05	Dennis Ryan	1015 Prospect Avenue	823	16	R-2 Low Density Residential Zone

- The applicant is seeking to construct a two-car detached garage and widen driveway in the rear. The proposal requires relief from bulk requirements and supplementary zoning regulations.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-13	South Second Street Realty, LLC	1000 South 2 nd Street	117	1.01	LI Light Industrial Zone
2/12/2020 1 st hearing carried; 3/4/2020					

- The applicant is seeking a use variance approval to permit storage and parking of up to thirty (30) tractor trailers on site. The storage of tractor trailers are not associated to the principal use.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-23	Mike Yao Teng	416 Lee Place	549	14	R-4 Moderate Residential Density Zone

- The applicant is seeking to permit the rehabilitation of an existing single-family dwelling. The proposal requires a bulk variance for relief from building height and porch flooring requirements.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

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

NOTE 2: Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

https://plainfieldnj.gov/cms.aspx?page_id=211&page_name=Zoning%20Board%20of%20Adjustment

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue, Plainfield NJ.

NOTE 3: The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone (908) 753-3486; and email: rosalind.miller@plainfieldnj.gov. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.

ZBA meeting.5/6/2020