



# CITY OF PLAINFIELD

PLANNING DIVISION  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07060  
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**ADRIAN O. MAPP  
MAYOR**

**ALEX RUIZ, CHAIRMAN  
MARY BURGWINKLE, VICE CHAIRWOMAN**

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**DATE: WEDNESDAY DECEMBER 4, 2019**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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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

"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))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-32	Shiloh Baptist Church	515 West Fourth Street	772	9, 10.02, 15, 19, 25 & 36.01	R-4 Moderate Density Residential Zone

- The applicant was granted an additional extension of time to January 13, 2021 for the completion of the remainder of the parking lots.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-12	123-129 East 5th Street, LLC	123-129 East 5th Street	839	4	TODD/CLAD Zone

- The applicant is seeking preliminary and final site plan approval to construct a three-story addition to the existing one-story building and proposes to use the building as a mixed use structure. The proposal includes commercial space along with eleven (11) parking spaces on first floor and a total of eighteen (18) residential units on the upper floors.

**VII. DEVELOPMENT APPLICATION(s)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-34	Lisa Armady	316 Lyman Place	141	7	R-4 Moderate Density Zone
6/19/19 carried; 7/10/19 carried; 8/7 no meeting; 9/4/19 carried; 10/2/19 carried; 12/4/19					

- The applicant is proposing to convert a single-family dwelling to a two-family dwelling.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-32	Pontoon Properties, LLC	300 A Park Avenue	101	1	TODD/CBD Transit Oriented Development Downtown/Central Business District

- The applicant is seeking a site plan and use variance application to propose an addition to the rear of the existing mixed use building. The proposed addition is a 4 story apartment building to contain a total of 12 units. Parking is proposed on the first floor of the building. The proposed building addition is not connected to the existing building.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-14	Joseph Tanner	222-228 Monroe Avenue	126	5	R-4 Moderate Density Zone

- The applicant is seeking a certificate of non-conformity to retain a commercial garage to an existing single family dwelling. This is not a permitted use in the zone.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-37	1014 South Avenue, LLC	1008-1014 South Avenue	622	2 and 17	TODN/PO-2 Zone - Transit Oriented Development Netherwood/Professional Office-2 Zone District
1 <sup>st</sup> hearing 4/3/19 carried; 5/1/19 carried; 6/19/19 carried; 7/10/19 carried; 8/7/19 no meeting; 9/4/19 carried; 10/2/19 carried; 11/6/19					

- The applicant is seeking demolition of 5 existing structures, lot consolidation and construct 1 multi-family mixed-use structure and 1 apartment structure with 55 off-street parking spaces and a total of 47 apartments.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2019-03	Moon Builder, LLC	833 West Front Street	227	57	MU Mixed Use Zone
7/10/19 carried; 8/7/19 no meeting; 9/4/19 carried; 10/2/19 carried; 11/6/19					

- The applicant is proposing minor subdivision and construct 2 two-family dwellings on a vacant lot.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**NOTE 1:** The Reorganization meeting of the board is on **Wednesday January 15, 2020**

**NOTE 2:** The Board will not hear any cases after 10:30 P.M. All documents are available for inspection at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486.

ZBA December 4, 2019

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)