



# CITY OF PLAINFIELD

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

## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

**DATE: WEDNESDAY APRIL 3, 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-2018-06	Jacob Valenski	200-202 East 9 <sup>th</sup> Street	824	17	R-CA Crescent Avenue Historic District

➤ The Applicant sought the determination of the property as a nonconforming two-family dwelling with one light housekeeping unit (with 1 burner plate).

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-27	Cornerstone Ministries International	129-131 West 4 <sup>th</sup> Street	704	1	TODD-TD Transit Oriented Development Downtown-Transit District

- The applicant sought to rehabilitate a 1-story building with interior renovations to accommodate a house of worship which does not meet the houses of worship supplementary zoning regulations.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-04	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone
4/11/18 carried; 5/2/18 carried; 6/6/18 carried; 7/11/18 carried; 9/5/18 carried 11/7/18 carried; 12/5/18 carried; January 16, 2019 carried; 3/6/2019 carried; 4/3/2019					

- The applicant is requesting an interpretation of §17:9-42.C of the city Land Use Ordinance concerning outdoor storage requirements, and §17:8-1.A.1 concerning use for a motorcycle repair/towing business/moped and scooter sales with accessory storage without obtaining a development permit of Certificate of Occupancy for those uses.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-15	Ahmed Meki	736-738 East 7 <sup>th</sup> Street	619	28	R-4 Moderate Density Residential Zone

- The applicant is seeking to be reinstated to construct a two-story addition of a one-family dwelling.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2011-18	Seema Trikha	212 Muhlenberg Place	110	2	R-4 Moderate Density Residential Zone
12/5/18 carried; 1st hearing January 16, 2019 carried; 3/6/2019 carried; 4/3/2019					

- The applicant is requesting to construct a new two-family dwelling on a vacant, undersized lot and each dwelling unit will be located side-by-side with three (3) bedrooms, basement, and one-car garage.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-16	Ebenezer Adeyinka	813-815 South 2 <sup>nd</sup> Street	116	11	R-4 Moderate Density Residential Zone
8/1/18 carried; 9/5/18 carried; 12/5/18 carried; 1/16/2019 carried; 3/6/2019 carried; 4/3/19					

- The applicant is requesting to construct a new two-family dwelling on a vacant, undersized lot. This application requires relief from bulk requirements and supplementary zoning regulations.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-37	1014 South Avenue, LLC	1008-1014 South Avenue	622	2 & 17	TODN/TSC & TODN/PO-2 Zone District

- The applicant is seeking demolition of 5 existing structures and construction of 2 multi-family mixed-use structures with 55 off-street parking for 47 apartment units.

**VIII. OLD BUSINESS**

1. Review and adopt the Zoning Board of Adjustment Annual Report for the year 2018

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday May 1 2019;** June 19, 2019 (Third Wednesday per approval by the board); July 10, 2019 (Second Wednesday per approval by the board); August 7, 2019; September 4, 2019; October 2, 2019; November 6, 2019 and December 4, 2019

**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 April 3, 2019 meeting