



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



ADRIAN O. MAPP
MAYOR

Zoning Board of Adjustment
REORGANIZATION Meeting Agenda

DATE: Wednesday January 15, 2020
TIME: 7:00 P.M.
LOCATION: Plainfield City Hall Library, 515 Watchung Avenue

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. REORGANIZATION

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

VI. MINUTES

VII. RESOLUTION (MEMORIALIZATION(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 dismissed w/o prejudice					

➤ This application was dismissed without prejudice for a proposal to convert a single-family dwelling to a two-family dwelling.

2)

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

- The applicant was granted approval for the 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.

VIII. DEVELOPMENT APPLICATION(S)

1)

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
11/6/19 carried; 12/4/19 carried; Jan. 15 th , 2020					

- 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 1 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.

2)

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.

3)

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 carried; 12/4/19 carried; Jan.15 th , 2020					

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

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-12	Susan Wong	333-335 East Seventh Street	608	11	R-5 Medium Density Residential

- The applicant is seeking relief from the Plainfield Land Use Ordinance to allow for front yard and rear yard parking and paving in excess of the 40% maximum lot coverage requirement for an existing three-family dwelling.

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review and adopt the Zoning Board of Adjustment meeting schedule for the year 2020
2. Review of proposed amendments to board application and escrow fees

XI. ADJOURNMENT

NOTE 1: Reorganization meeting of the Zoning Board of Adjustment 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 Reorganization meeting.1/15/2020