



**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**  
**REORGANIZATION MEETING AGENDA**

**DATE: WEDNESDAY JANUARY 16, 2019**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

1/14/2019 Revised\*

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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. 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-2018-23	Carts Food Equipment	219-225 Central Avenue	103	1, 4 & 5	MU Mixed Use Zone

- The applicant was granted to rehabilitate the inside and outside of a 2-story warehouse building to accommodate manufacturing of custom fabricated stainless steel products for the food industry with accessory office and storage use. The site plan includes fencing, lighting, replacement of existing concrete curb/sidewalks and street trees.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-28	HOPE'S Community Action Partnership, Inc.	1201-1223 East Seventh Street	625	84	R-3 Low/Moderate Density Residential Zone

- The applicant was granted an Early Head Start School, for 270 children ages 3-5, to be operated by 76 staff persons.

**VIII. 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					

- 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-2018-06	Jacob Valenski	200-202 East 9 <sup>th</sup> Street	824	17	R-CA Crescent Avenue Historic District

- Zoning interpretation: two or three-family dwelling.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-11	East Fifth Street, LLC	301-311 E. 5 <sup>th</sup> Street / 411-419 Roosevelt Avenue (corner lot)	606	48.01	MU Mixed Use Zone
9/5/18 carried; 11/7/18 carried; 12/5/18 carried; January 16, 2019					

- The applicant is requesting for certificate of nonconformity for automobile body shop, automobile dealership, and automobile repair shop.

4)

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; January 16, 2019					

- The applicant is requesting to construct a 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.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2007-25	Balbir K. Trikha	684 West Third Street	110	12	R-4 Moderate Density Residential Zone

➤ The applicant is seeking an amended plan approval.

6)\*

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; 9/5/18 request to adjourn; 12/5/18 carried; 1/16/2019

➤ 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

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

1. Review and adopt the Zoning Board of Adjustment meeting schedule for the year 2019

**XI. ADJOURNMENT**

**NOTE 1:** Reorganization meeting of the Zoning Board of Adjustment Wednesday January 16, 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 Reorganization meeting.1/16/2019