



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



ADRIAN O. MAPP
MAYOR

ZONING BOARD OF ADJUSTMENT
MEETING AGENDA

DATE: WEDNESDAY MARCH 6, 2019
TIME: 7:00 P.M.

REVISED* 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. 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 W. 4 th St	772	9; 10.02; 19; 25; and 36.01	

➤ The applicant is requesting an extension of time to construct parking lot approval for the house of worship.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-38	Charles Gray	334 Garfield Avenue	340	2	TODN-TSR2 Transit Oriented Development Netherwood-Trainside Residential 2

2/6/19 approved

- The applicant is seeking an appeal of the city Zoning Officer's decision denying an after-the-fact driveway expansion and demolition of a detached garage.

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

- 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-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

- 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.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-16	Ebenezer Adeyinka	813-815 South 2 nd 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

- 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

4) *

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.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-06	Jacob Valenski	200-202 East 9 th Street	824	17	R-CA Crescent Avenue Historic District

8/1/18 carried; 9/5/18 carried; 12/5/18 carried; 1/16/2019 carried; 3/6/2019

- Zoning interpretation: two or three-family dwelling.

6)

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

- The applicant is seeking 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.

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 April 3, 2019;** 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 March 6, 2019 meeting