



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



**ADRIAN O. MAPP**  
**MAYOR**

**D. Scott Belin, Chairman**  
**Alex Ruiz, Vice Chairman**

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA**

**DATE: WEDNESDAY NOVEMBER 7, 2018**  
**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** – April 11, 2018; May 2, 2018; June 6, 2018; and July 11, 2018

**VI. RESOLUTION (MEMORIALIZATION(S))**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2012-33	Landmark Developers	109 East 4 <sup>th</sup> Street	840	7.01	TODD/CBD Zone

- The applicant is requesting preliminary and final site plan approval to construct a nine (9) space parking lot accessory to an 8-unit residential apartment building including site improvements.

**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					

- 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-2018-16	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					

- This application was deemed complete on July 17, 2018. 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.

3)

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
8/1/18 carried; 9/5/18					

- This application was deemed complete on July 13, 2018. The applicant is requesting to construct a two-story addition of a one-family dwelling.

4)

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					

- This application was deemed complete on April 23, 2018. The applicant is requesting for certificate of nonconformity for automobile body shop, automobile dealership, and automobile repair shop.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-26	James Gonzalez	714 Leland Avenue	912	19	R-3 Low/Moderate Density Zone
11/7/18					

- The applicant is seeking approval for an "after-the-fact" for the macadam paving of a gravel driveway which does not meet the city land use ordinance supplemental zoning regulations. Also, the applicant is proposing to construct a garage in the rear, but this proposal meets the land use ordinance requirements.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-28	Blink Plainfield, Inc.	239 East Front Street			
11/7/18					

- The applicant is requesting relief from signage regulations for a recently opened Blink Fitness center. The applicant is proposing a projecting sign, 2 canopy signs and a wall sign.

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-28	HOPES Community Action Partnership, Inc.	1201-1223 East Seventh Street	625	84	R-3 Low/Moderate Density Residential Zone
1 <sup>st</sup> hearing 7/11/18 carried; 8/1/18 carried; 10/3/18 carried; 11/7/18					

- The applicant is proposing to expand an Early Head Start School, currently under construction from 20 classrooms/270 children/76 staff, to 26 classrooms/362 children/95 staff. This is an increase of 6 classrooms, 92 children, and 19 staff. The new classrooms are being added with the existing armory building. This application submitted requires a d(2) use variance (expansion of a nonconforming use), relief from minimum parking requirements, preliminary and final site plan approval.

8)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-18	537 North Avenue, LLC	537-547 North Avenue	304	9	MU Mixed Use Zone
10/3/18 carried: 11/7/18					

- This application was deemed complete on September 27, 2018. The applicant is requesting to construct a one-story addition to a four-story commercial building. The newly configured building will serve as a warehouse with a commissary kitchen and rooftop gardens for fifteen (15) employees including site improvements.

9)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-23	Cart Food Equipment	219-225 Central Avenue			
11/7/18					

- This application was deemed complete on September 21, 2018. The applicant is requesting to rehabilitate a 2-story warehouse building with interior renovations to accommodate manufacturing with accessory office space and storage use. The site plan includes replacement of existing concrete curb/sidewalks and street trees.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday December 5, 2018;**

**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 meeting.11/7/2018

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