



**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**



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

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

**ZONING BOARD OF ADJUSTMENT**  
**MINUTES**

**DATE: WEDNESDAY FEBRUARY 1, 2017**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY**  
**515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060**

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**I. CALL TO ORDER** – Chairman Scott Belin called the meeting to order at 7:12 p.m. at which time he then read the following statement:

**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 to 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**

Membership	Jan 18	Feb 1	Mar 1	Apr 5	May 3	Jun 7	Jul 12	Aug 2	Sep 6	Oct 4	Nov 1	Dec 6	Term of Office
D. Scott Belin, Chairman	P	P											12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P											12/31/2020 (4 year term)
Mary Burgwinkle	P	E											12/31/2020 (4 year term)
Robert Graham	P	P											12/31/2019 (4 year term)
Nancy Jordan	P	P											12/31/2017 (4 year term)
Jim Spear	-	P											12/31/2020 (4 year term)
Rich Sudol	P	P											12/31/2018 (4 year term)
VACANCY, Alternate No.1	V	V											12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V											12/31/2015 (2 year term)
Attendance Total	6	6											

Ledger: Present (P); Absent (A); No Meeting (-); Vacancy (V);

**IV. OTHERS IN ATTENDANCE**

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

**V. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman) The meeting was opened for public comment(s) on non-agenda items. Nancy Piwowar, of 1129 Myrtle Avenue invited members of the board to a public talk about local American historical society contributions to be held Saturday February 4<sup>th</sup> at 1:30 p.m. at the Plainfield Public Library. Ms. Piwowar made comment in regards to the Drake House regarding the utility box and landscaping. She asked regarding the utility box to be considered art of a war Muriel to compliment the Drake House. There being no further comments and/or statements from the public, the public portion on non-agenda items were closed.

**VI. MINUTES** – On a motion by Vice Chairman Ruiz and seconded by Board Member Graham, the board accepted the meeting minutes of September 7, 2016 as presented by voice vote from eligible members. The meeting minutes have been adopted into the record.

**VII. RESOLUTION (MEMORIALIZATION(S))**

**VIII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2014-19	Jose Mora	1116 West Front Street	221	18	R-4 Moderate Density Residential Zone
12/7/16 carried; 1/18/2017 carried; 2/1/2017; carried 3/1/17					

- Board Attorney Vignuolo advised the board that the Planning Division has not received additional information and that no new notices have been published. The board carried this application to March 1, 2017 with the anticipation that the applicant provides new notices.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-37	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone District

- Board Attorney Vignuolo reported he is in receipt of a letter from the applicant's attorney Robert J. Ferb, Esq. requesting adjournment to the Board's March 1, 2017 meeting. In addition, the applicant is not required to serve notice for 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.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-29	Gavett Place Properties LLC	130-140 East Second Street	315	4 and 5	NAHD North Avenue Historic District Zone
12/7/16 carried; 1/18/2017 carried; 2/1/2017 carried; 3/1/17					

- Board Attorney Vignuolo received a letter from the applicant requesting extension to March 1, 2017 extend to March 2, to meet the 120 day period for board to act on the application. The applicant is requesting amendment to final site plan approval for retail space on the first floor and twelve (12) apartments on the upper floors. The applicant is seeking to construct a studio apartment on the ground floor. The board carried this application to March 1, 2017 with no new notices required.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-33	Front Street Realty, LLC	400-406 West Front Street	241	3	MU Mixed Use Zone District
1/18/2017 carried; 2/1/2017					

- John Sullivan, Esq., of Vastola & Sullivan, 495 Union Avenue, Middlesex, New Jersey represented on behalf of the application. Mr. Sullivan explained that the applicant is proposing a laundromat consisting of 32 washers and 18 dryers on the first floor retail space, no parking spaces proposed and no site plan is required.
- The Board, Board Attorney Vignuolo, Planning Director Nierstedt and Mr. Sullivan had some extensive discussion in regards to jurisdiction of the Planning Board if use is permitted, if use not permitted jurisdiction of the Zoning Board of Adjustment. The discussion was about the use change from retail space on the first floor to a laundromat a permitted use, but requires a parking variance and no site plan. Board Attorney Vignuolo and the applicant's attorney Mr. Sullivan concluded that the application should be to amend the final site plan approval with the parking variance. After there being no further discussion, the applicant will amend the final site plan approval with supporting documents and submit a request to be rescheduled.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-22	Danny Dominguez	558 West 5 <sup>th</sup> Street	772	33.01	R-4 Moderate Density Residential Zone District
2/1/2017 carried; 3/1/17					

- Property Owner Danny Dominguez, of 152 Watchung Avenue, North Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Dominguez submitted Exhibits A1 through A6 depicting six photos currently taken of the existing property. He reported that he purchased the two-family house in year 2000 and the

vacant lot next door to use for parking for his tenants. He said that he paved the lot over 14 years ago. He said five years ago the lots were merged and he never was informed. Planning Director Nierstedt explained that lots are merged and that both lots were an undersized non-conforming lot.

- The Board and Board Attorney Vignuolo addressed the City Planner's report dated January 23, 2017 in regards to the waivers, chain link fence, and drainage and site improvements. The board made recommendations that the applicant provide a site plan drawing indicating type of fence other than chain link, proposed drainage, and site plan drawings. After there were no further recommendations, Chairman Belin opened the meeting for public questions/comments and/or statements. Hearing none, the public portion of the hearing was closed. After there being no further recommendations of the board, the board carried this application to March 1, 2017.

**IX. OLD BUSINESS**

- X. NEW BUSINESS** – 2016 Annual Report – The board reviewed the draft report and made comment that LED lighting should be revisited.

- XI. ADJOURNMENT** – There being no further business, the meeting adjourned on a motion by Vice Chairman Ruiz and seconded by Board Member Graham at 9:01 p.m.

Respectfully submitted,

Rosalind Miller  
Board Secretary

**NOTE:** 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.