



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 APRIL 5, 2017
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY
515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060

- I. CALL TO ORDER** – Chairman Scott Belin called the meeting to order at 7:06 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	P	P									12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P									12/31/2020 (4 year term)
Mary Burgwinkle	P	E	P	P									12/31/2020 (4 year term)
Robert Graham	P	P	P	P									12/31/2019 (4 year term)
Nancy Jordan	P	P	P	P									12/31/2017 (4 year term)
Jim Spear	-	P	P	P									12/31/2020 (4 year term)
Rich Sudol	P	P	E	A									12/31/2018 (4 year term)
VACANCY, Alternate No.1	V	V	V	V									12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V	V	V									12/31/2015 (2 year term)
Attendance Total	6	6	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. Hearing none, the public portion of the hearing was closed.

VI. MINUTES – On a motion by Board Member Burgwinkle and seconded by Board Member Spear, the board accepted the meeting minutes of October 5, 2017 as presented by voice vote from eligible members.
 On a motion by Board Member Burgwinkle and seconded by Board Member Spear, the board accepted the meeting minutes of November 2, 2017 with the correct spelling of a citizens name by voice vote from eligible members.
 On a motion by Board Member Burgwinkle and seconded by Board Member Spear, the board accepted the meeting minutes of December 7, 2017 as presented by voice vote from eligible members.

VII. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-33	Front Street Realty, LLC	400-406 West Front Street	241	3	TOD/CBD Zone District

➤ Chairman Belin asked if the board had any questions and/or comments in regards to the resolution with the exception of one correction. On a motion by Vice Chairman Ruiz and seconded by Board Member Jordan, the board voted as follows granting

➤

Ruiz	Burgwinkle	Jordan	Spear
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Four in Favor. None Opposed. None Abstained

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; 3/1/2017 carried; 4/5/17 carried; 5/3/2017					

- The application is requesting to convert a four-unit residential apartment building to a 6-unit residential apartment building with fifteen on-site parking spaces, relief from expansion of a nonconforming use, a variance to increase in density, bulk requirement lot coverage, relief from supplementary zone regulations and waivers from design and performance standards. Board Secretary Miller read in for the record a letter dated January 11, 2017 from the applicant's attorney Francine A Gargano, Esq. requesting that the application be carried to May 3, 2017 board meeting. Board Attorney Vignuolo advised the board that the applicant is required to provide proper notices at which time he has not received, unless the applicant has renote for the February 1, 2017 board meeting date at which time he has not received those notices.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2013-37	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone District

- Dismissed w/o prejudice Planning Director Nierstedt reported that 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. In addition, an interpretation is not required to provide public notice. Also, the applicant was scheduled for court, but did not show for a court hearing; therefore a bench warrant will be issued.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-03	Chic's Auto Collision, LLC	521 North Avenue	304	10	MU Mixed Use Zone District

- Dismissed w/o prejudice Chairman Belin asked if the board has jurisdiction to hear the applicant's request for waivers from completeness checklist requirements, a d(1) use variance, variances from supplementary zoning regulations, design/performance standard, preliminary and final site plan approval to operate an auto collision body shop with 4 work bays including 9 on-site parking spaces. Planning Director Nierstedt reported that the applicant is a corporation and will need to hire an attorney. He reported that the applicant also had not provided notice. Board Attorney Vignuolo stated the statute on the time frame and that some applications will have to be dismissed without prejudice. The board does not have jurisdiction to carry this application.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-02	PNC Bank, LLC	135-139, 141-145 and 201-209 West Second Street	245	3, 4 and 5	TODD/CBD Transit Oriented Development Downtown/Central Business District
Deemed complete 2/24/2017; 4/5/2017 carried; 5/3/2017					

- Board Attorney Vignuolo advised the board of carrying this application to May 3, 2017 board meeting.
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6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-22	Danny Dominguez	558 West 5 th Street	772	33.01	R-4 Moderate Density Residential Zone

- Planning Director Nierstedt reported that he has met with the applicant Danny Dominguez. Mr. Dominguez made a draft of some changes to the site plan and should be submitting those changes in time for the Board's April 5, 2017 board meeting. Board Attorney Vignuolo advised the board that the applicant served notice and that no further notices are required. The board carried this application request for front yard paving and chain link fencing approval in the front yard for the two-family dwelling to April 5, 2017 board meeting.

IX. OLD BUSINESS - none

X. NEW BUSINESS –

1. **Review and adoption of the board's 2016 annual report** – graham, ruiz the 2016 annual report has been adopted as presented by general consensus.

XI. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Board Member Johnson at 10:10 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.

Phone: (908) 753-3486 * Fax: (908) 226-2587 * Website: www.plainfieldnj.gov