



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 JUNE 7, 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 7:09 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	P	P							12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P	P	E							12/31/2020 (4 year term)
Mary Burgwinkle	P	E	P	P	P	P							12/31/2020 (4 year term)
Robert Graham	P	P	P	P	P	P							12/31/2019 (4 year term)
Nancy Jordan	P	P	P	P	P	P							12/31/2017 (4 year term)
Jim Spear	-	P	P	P	P	P							12/31/2020 (4 year term)
Rich Sudol	P	P	E	E	E	P							12/31/2018 (4 year term)
Nancy Gerald, Alternate No.1	V	V	V	V	P	P							12/31/2018 (2 year term)
Ian Marshall, Alternate No.2	V	V	V	V	P	E							12/31/2017 (2 year term)
Attendance Total	6	6	6	6	8	7							

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 Jordan, the board accepted the meeting minutes of April 5, 2017 as presented by voice vote from eligible members.

VII. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-17-07	T-Mobile Northeast LLC Muhlenberg Hospital	1204-1248 Park Avenue & Randolph Road	13	38.03	PO-1 Professional Office

- Chairman Belin asked if there were any questions and/or comments regarding the resolution. Hearing none, he entertained a motion to memorialize this resolution. On a motion by Board Member Burgwinkle and seconded by Board Member Graham, the board voted as follows granting exemption from the city Land Use Ordinance and zoning and site plan review to replace equipment and antennas concerning a wireless communications support facility as stipulated.

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Belin	Burgwinkle	Graham	Jordan	Spear	Gerald
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Six in Favor. None Opposed. None Abstained.

2)

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

- Chairman Belin asked if there were any questions and/or comments regarding the resolution. After the board took a 5-minute break to review the resolution, Chairman Belin entertained a motion to memorialize this resolution with some minor corrections. On a motion by Board Member Burgwinkle and seconded by Board Member Jordan, the board voted as follows granting minor subdivision approval and preliminary and final site plan for two remote ATMs with drive-thru lanes, parking and site plan improvements with conditions.

Belin	Burgwinkle	Jordan	Spear	Gerald
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Five in Favor. None Opposed. None Abstained

VIII. DEVELOPMENT APPLICATION(s)

1)

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

- Board Attorney Vignuolo read for the record a May 31, 2017 correspondence from the applicant's attorney requesting an adjournment extended to July 13, 2017. The board carried this application to July 12, 2017 board meeting at which time no further notice is required.

2)

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 carried; 6/7/17 carried; 7/12/17					

- Board Attorney Vignuolo reported for the record that the applicant has requested adjournment to the board's next available meeting. The proposal is 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 Attorney Vignuolo advised the board that the applicant has provided the notice of publication and mailing and that no further notices are required. The board carried this application to July 12, 2017 board meeting.

IX. OLD BUSINESS - none

X. NEW BUSINESS – none

XI. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Board Member Jordan at 7:54 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