



**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 NOVEMBER 2, 2016**  
**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 Belin called the meeting to order at 7:07 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 20	Mar 2	Apr 6	May 4	Jun 1	Jul 13	Aug 3	Sep 7	Oct 5	Nov 2	Dec 7	Term of Office
D. Scott Belin, Chairman	P	P	P	P	P	P	P	P	P	P		12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P	P	P	E	P	P	P		12/31/2016 (4 year term)
Mary Burgwinkle	P	P	P	P	P	P	P	E	P	P		12/31/2016 (4 year term)
Lana Carden	P	P	P	P	E	E	P	E	E	V		12/31/2019 (4 year term)
Charles McRae	P	P	P	P	E	P	P	P	P	P		12/31/2017 (4 year term)
Jim Spear	P	P	P	P	P	P	P	P	P	P		12/31/2016 (4 year term)
Rich Sudol	P	P	P	P	P	7:13 p	P	P	E	P		12/31/2018 (4 year term)
Robert K. Graham, Alternate No.1	P	P	P	P	P	P	7:40 P	P	P	P		12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V	V	V	V	V	V	V	V	V		12/31/2015 (2 year term)
Attendance Total	8	8	8	8	6	7	7	6	6	7		

**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 Vice Chairman Ruiz, the board accepted the meeting minutes of June 1, 2016 meeting by voice vote of eligible members to vote. The June 1, 2016 meeting minutes has been approved as presented.

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-30	Ubaldo Valdez Valdez Grocery	600-602 Berckman Street	615	20	R-4 Moderate Density Residential Zone

- Chairman Belin asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member McRae, the board voted as follows granting relief from the mounting height of the sign regulations in the city land use ordinance as stipulated.

Belin	Burgwinkle	Ruiz	McRae	Spear	Graham
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Six in favor. None opposed. None abstained.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-10	JSB340 Properties, LLC	915-919 North Avenue	340	5 and 6	TODN Netherwood Train Side Residential Zone

- Chairman Belin asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member McRae, the board voted as follows granting preliminary and final site plan approval to combine Lot 5 and 6 and construct an addition to an existing automobile repair ship/body shop for restoration of classic motor vehicles and antique transportation as stipulated.

Belin	Burgwinkle	Ruiz	McRae	Spear	Graham
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Six in favor. None opposed. None abstained.

**VIII. DEVELOPMENT APPLICATION(s)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-31	725 Watchung LLC c/o Ronit Behiri	725-729 Watchung Avenue	643	17	R-CA Residential-Crescent Avenue Historic District

- Board Attorney Vignuolo advised that the board has jurisdiction to hear this application. He also advised the board that Board Member Sudol is a property owner within 200 feet of the applicant's property and that he recuse himself of this application. Board Member Sudol recused himself from the application.
- Joseph Paparo, Esq., of Hehl and Hehl, P.C., 370 Chestnut Street, Union N.J. represented on behalf of the applicant. Mr. Paparo took note that there are six members present, but continued to proceed with the application. Mr. Paparo explained that the applicant is seeking to convert an office space to a dwelling unit to an existing four dwelling units. He explained that the applicant is proposing no exterior renovations, but the applicant is proposing to improve the parking space area. He talked about the area located in the R-CA Residential Crescent Historic District, permitted uses, d5 variance for the density, d1 variance for the expansion, d2 for the existing nonconforming and parking requirement.
- The Board addressed the City Planner's report dated October 16, 2016 in regards to the waivers. After review, the board granted the completeness waivers.
- Yuval Wellisch, Registered Architect, of 1020 Springfield Avenue, Mountainside N.J. was sworn in to provide testimony on behalf of the application. Mr. Wellisch prepared the floor plan. He explained about the interior depicting separate entrance to the proposed conversion showing the proposed two bedroom apartment, kitchen area and full bath, square footage and storage space in the basement.
- Michael J. Pessolano, Professional Licensed Planner, of 140 Elmwood Avenue, Bogata N.J. was sworn in to provide testimony on behalf of the application. Mr. Pessolano submitted Exhibit A1 aerial photo, Exhibit A2 density chart and Exhibit A3. He addressed the standard for granting the "D" variances regarding density, expansion of a nonconforming use and relief from parking requirements. He referred to Exhibit A2 depicting an analysis chart showing density supported in the area of multi-family dwellings and substantial historic properties consisting of carriages homes with three parking bays. He talked about the intensity of existing use vs. proposed use conversion of an office space to a residential dwelling.
- After hearing no further testimony from the professionals, Chairman Belin opened the meeting for public questions/comments and/or statements. Rich Sudol, of 313 Franklin Place, Plainfield NJ submitted Exhibit O1 depicting a breakdown of density in the historic districts with parking issues and expressed concern that there is more density in these district than in the Transit Oriented Development Downtown zone districts where density is permitted and continues to be parking issues. Elaine Dubious, of 1333 Evergreen Avenue also expressed concern about the increase in density.
- Brian Monroe, of 313 Franklin Place expressed concern about the density and asked if the applicant considered converting to a single family to reduce density for the purpose to attract potential buyers.
- Elaine DeDousis, of 1333 Evergreen Avenue, expressed concern about the increase in density.
- After there being no further questions/comments and/or statement, the public portion of the hearing was closed.
- The Board expressed concern about building maintenance, interior lay-out showing one of the bedrooms off to the kitchen, overcrowding, parking, applicant to consider density reduction to one bedroom unit and/or consider conversion to a single family home.

- After there being no further concerns from the board, Chairman Belin entertained a motion to approve or deny this application. On a motion by Board Member Graham and seconded by Vice Chairman Ruiz, the board voted as follows denying a request to convert the one office space to a two-bedroom unit to an existing four dwelling units as stipulated.



Burgwinkle	Ruiz	Graham
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Three in favor. Three opposed (Belin, McRae, Spear) None abstained.

**IX. OLD BUSINESS - none**

**X. NEW BUSINESS - none**

**XI. ADJOURNMENT** – There being no further business, the meeting adjourned at 9:28 p.m. on a motion by Vice Chairman Ruiz and seconded by Board Member Graham.

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.