



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

MEETING MINUTES
WEDNESDAY FEBRUARY 4, 2015 AT 7:00 P.M.
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 7:16 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 22	Feb 4	Mar 4	Apr 1	May 6	Jun 3	Jul 1	Aug 5	Sep 2	Oct 7	Nov 4	Dec 2	Term of Office
D. Scott Belin Chairman	P	P											12/31/2018 (4 year term)
Alejandro “Alex” Ruiz Vice Chairman	-	P											12/31/2016 (4 year term)
Mary Burgwinkle	P	P											12/31/2016 (4 year term)
Frank Johnson	P	P											12/31/2015 (4 year term)
Charles McRae	P	P											12/31/2017 (4 year term)
Jim Spear	P	P											12/31/2016 (4 year term)
Rich Sudol	P	P											12/31/2018 (4 year term)
Robert K. Graham Alternate No.1	P	P											12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V											12/31/2015 (2 year term)
Attendance Total	7	8											

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 COMMENTS ON NON-AGENDA ITEMS – Chairman Belin opened the meeting for public comments and/or statements on items that are not on the agenda. Hearing none, he closed the public portion on non-agenda items of the hearing.

VI. MINUTES – The minutes of January 22, 2015 was approved by the eligible members of the board by general consent.

VII. RESOLUTION (MEMORIALIZATION(S)) - none

VII. DEVELOPMENT APPLICATION(S)

1.

ZBA-12-14	Edgar Solano, of Solano's Auto Repair	414-418 Madison Avenue	702	6	MU Mixed Use Zone District
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- The applicant's attorney Donald B. Whitelaw sent a request to be carried to the board's next available meeting of March 4, 2015. The board granted the request.

2.

ZBA-13-36	JCS Auto Repair, LLC	301-305 West Fourth Street/400-408 Madison Avenue and 307 West Fourth Street	702	3 and 4	MU Mixed Use Zone District
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- Donald B. Whitelaw, also the attorney for this applicant sent a request to be carried to the board's next available meeting of March 4, 2015. The board granted the request.

3.

ZBA-14-29	Fillmore Plainfield, LLC	116-122 Crescent Avenue	829	3	Crescent Area Historic District Zone
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- Alan B. Siegel, Esq., of 1510 Park Avenue, South Plainfield New Jersey represented the applicant. Mr. Siegel explained that his applicant is requesting a Certificate of Nonconformity to be issued for the purpose of allowing the preexisting, nonconforming use to be continued as a seven-unit residential apartment in the Crescent Avenue Historic District.

- Property Owners Bonit and Liad Behiri, of Fillmore Plainfield, LLC, reside at 225 Blackburn Road, Summit, New Jersey was sworn in to provide testimony on behalf of the application. Mrs. Behiri explained that the property was purchased as a 7-family apartment building from a Realtor and assumed that the property was a legal 7-family apartment building.
- Mr. Siegel presented Exhibits A1 thru A4 of documents indicating floor plans of a 7-unit apartment building, property survey, utility expenses for each unit, registered with the State of New Jersey as a 7-unit apartment building, number of tenants occupying the apartment building.
- The Board asked about the parking area, location of trash/recycle containers, washer/dryers and if apartment has individual entrances/exits.
- Mrs. Bonit responded that they are providing a parking area in the rear, contracted with the PMUA, because the building is historic no washer/dryer are included and he said that each tenant has there on entrance/exits.
- After there being no further testimony from the property owners Bonit, the board opened the meeting for public comments and/or questions. Hearing none, he asked the board for recommendations.
- The board made recommendations to provide a striped parking area for the tenants, location of the trash receptacles remain in the rear, property owner to be responsible to meet maintenance of the property. There being no further recommendations, Chairman Belin entertained a motion.
- On a motion by Vice Chairman Ruiz and seconded by Board Member McRae, the board voted as follows granting approval that a Certificate of non-conformity be issued for the purpose of allowing the preexisting, nonconforming use to be continued as a seven-unit residential apartment use as stipulated.

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

VIII. DEVELOPMENT APPLICATION(S) - none

IX. OLD BUSINESS

X. NEW BUSINESS

1. Distribution of the updated Board members directory for year 2015 – After the board reviewed it there were no revisions.

XI. OPEN PUBLIC MEETING COMMENTS – There was no public comment and/or statements presented.

XII. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Board Member Johnson at 8:32 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.

ZBA meeting.2/4/2015

Phone: (908) 753-3486 * Fax: (908) 226-258
Website: www.plainfieldnj.gov