



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 DECEMBER 7, 2016
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY
515 WATCHUNG AVENUE, PLAINFIELD N.J. 07060

I. **CALL TO ORDER** – Chairman Belin called the meeting to order at 7:03 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	P	12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P	P	P	E	P	P	P	P	12/31/2016 (4 year term)
Mary Burgwinkle	P	P	P	P	P	P	P	E	P	P	P	12/31/2016 (4 year term)
Lana Carden	P	P	P	P	E	E	P	E	E	V	V	12/31/2019 (4 year term)
Charles McRae	P	P	P	P	E	P	P	P	P	P	P	12/31/2017 (4 year term)
Jim Spear	P	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	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	P	12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	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	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 Vice Chairman Ruiz, the board accepted the meeting minutes of July 13, 2016 meeting by voice vote of eligible members to vote. The July 13, 2016 meeting minutes has been approved as presented. On a motion by Board Member Burgwinkle and seconded by Board Member McRae, the board accepted the meeting minutes of August 3, 2016 meeting by voice vote of eligible members to vote. The August 3, 2016 meeting minutes has been approved as presented.

VII. RESOLUTION (MEMORIALIZATION(S))

1)

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

- 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 McRae and seconded by Board Member Spear, 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.

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Belin	McRae	Spear
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Three in favor. None opposed. None abstained.

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-34	41 Rock Avenue, LLC	41 Rock Avenue	203	6	R-3 Low/Moderate Density Residential

- The applicant is requesting after-the-fact approval for the expansion of a driveway at a single-family dwelling. The proposal requires relief from supplementary zoning regulations in the city land use ordinance § 17:9-42.P.

- Board Attorney Vignuolo advised the board that the applicant's attorney requested adjournment to the board's January 18, 2017 meeting. The board carried this application to January 18, 2017 board meeting.

2)

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

- 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 400 square foot studio apartment on the ground floor.
- Board Attorney Vignuolo advised the board that the applicant's attorney requested adjournment to the board's January 18, 2017 meeting. The board carried this application to January 18, 2017 board meeting.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-19	Jose Mora	1116 West Front Street	221	18	R-4 Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirements, a d(2) "expansion of a nonconforming use" variance, a d(5) "increase in permitted density" variance, relief from one (1) R-4 bulk requirement (maximum permitted lot coverage), relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a four-unit residential apartment building to a 6-unit residential apartment building with fifteen (15) on-site parking spaces proposed.
- Board Attorney Vignuolo advised the board that the applicant is required to provide notice of publication for January 18, 2017 for the applicant to be heard.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-35	New Cingular Wireless PCS LLC	908 -924 North Avenue	344	1	TODN/TSC District Zone

- Board Attorney Vignuolo advised the board that notices are not required to determine if an interpretation in regards to telecommunications is exempt from local government review.
- Judith Fairweather, Esq., 160 Morris Street, Morristown, NJ represented on behalf of the application. Ms. Fairweather stated the statute in regards to State and Federal law involving exemption of existing monopolies. She explained that the applicant is requesting to replace six (6) existing antennas on the monopole, add a surge suppression dome at 88 feet and three (3) additional remote radio head units and no ground disturbance is proposed.
- Frank Pazden, Licensed Professional Engineer, of Maser Consulting, 400 Valley Road, Mount Arlington NJ was sworn to provide testimony on behalf of the application. Mr. Pazden reported he is licensed in the State of New Jersey for over 19 years. The Board

accepted Mr. Pazden's credential as a Licensed Professional Engineer. Mr. Pazden explained that the applicant is required to upgrade equipment to support the radio frequency. He reported that there are no changes to the height or width.

- The board asked if the twelve existing monopole need upgrade. Mr. Pazden replied that the six can handle existing frequency. The board also addressed the property maintenance of the site.
- After hearing no further testimony from the professional, Chairman Belin opened the meeting for public comments, questions and/or statements. Nancy Piwowar, of 1129 Myrtle Avenue made comment that she appreciates the upgrades. After there being no further public comments, the public portion of the hearing was closed.
- On a motion by Board Member Burgwinkle and seconded by Vice Chairman Ruiz, the board voted as follows granting interpretation and determined to permit replacement of six (6) existing antennas on the monopole, add a surge suppression dome at 88 feet and three (3) additional remote radio head units and no ground disturbance with conditions.

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

IX. OLD BUSINESS - none

X. NEW BUSINESS – none

XI. ADJOURNMENT – There being no further business, the meeting adjourned at 8:19 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.