



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 MARCH 2, 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 7:09 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 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										12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P										12/31/2016 (4 year term)
Mary Burgwinkle	P	P										12/31/2016 (4 year term)
Lana Carden	P	P										12/31/2019 (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	8	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 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 September, October, November and December of 2015 by members eligible to vote has been approved as presented.

VII. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

- Chairman Belin asked the board, if there were any questions/comments in regards to the resolution memorialization. Hearing none, he entertained a motion.
- On a motion by Board Member Burgwinkle and seconded by Board Member Sudol, the board voted as follows granting a variance relief from signage requirements with conditions.

Belin	Burgwinkle	Carden	Spear	Sudol	Graham
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Six in favor. None opposed. None abstained.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-06	Noble Way, Inc.	1437-1439 Park Avenue	25	3	R-3 Low/Moderate Density Residential Zone

- Chairman Belin asked the board, if there were any questions/comments in regards to the resolution memorialization. Hearing none, he entertained a motion.
- On a motion by Board Member Sudol and seconded by Board Member McRae, the board voted as follows denying relief from bulk zoning requirements, relief from supplementary zoning regulations use variance, density variance to convert an existing mixed use structure housing a medical office on the first floor and an apartment on the second floor to a two family dwelling as stipulated.



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

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-30	Plainfield Gas Realty, LLC	190-198 Terrill Road / 1468-1474 McCrea Place / 1465-1475 East Third Street	451	14	NC Neighborhood Commercial Zone

- Chairman Belin asked the board, if there were any questions/comments in regards to the resolution memorialization. Hearing none, he entertained a motion.
- On a motion by Board Member Sudol and seconded by Board Member Burgwinkle, the board voted as follows granting preliminary and final site plan approval to demolish a one-story building and construct a Dunkin Donuts restaurant with drive-thru, fifteen (15) on-site parking spaces, and an automobile service station with four (4) gasoline pumps as stipulated.



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

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-34	Darren Brown	1340 Highland Avenue	812	4	R-2 Low Density Residential Zone

- Board Attorney Vignuolo advised the board that the applicant properly made notice to the residence within the 200 foot radius list, unfortunately under the municipal land use law, the publication was not notice within the ten (10) publication requirement, therefore the board does not have jurisdiction to hear this application. The board carried this application to April 6, 2016 upon receipt of the notice of publication within the ten (10) notices of publication requirement. There being no further discussion, the board carried this hearing to April 6, 2016 and there will be no further notice to the residence required.
- The board however addressed City Planner Nierstedt's planning report dated February 25, 2016 regarding waivers. After reviewing and granting of waivers 1, 4, 6, part of 7 regarding drainage and 11, a motion by Vice Chairman Ruiz and seconded by Board Member Spear, the board voted as follows granting waivers 1, 4, 6, part of 7 and 11 as presented.



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

IX. OLD BUSINESS

-Reminder of Joint Board meeting scheduled this Saturday March 5, 2016 from 10:00 to 12:00 noon at the City Hall Library, 515 Watchung Avenue (parking lot in the rear of City Hall)

X. NEW BUSINESS

-Discussion regarding Zoning Officer decisions appealed, issues regarding certificate of nonconformities, what determines destruction of nonconforming lots and definition of total destruction of a nonconforming lot.

XI. ADJOURNMENT – There being no further business, the meeting adjourned on a motion by Board Member Graham and seconded by Vice Chairman Ruiz at 8:35 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.