



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 AUGUST 3, 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					12/31/2018 (4 year term)
Alejandro "Alex" Ruiz, Vice Chairman	P	P	P	P	P	P	E					12/31/2016 (4 year term)
Mary Burgwinkle	P	P	P	P	P	P	P					12/31/2016 (4 year term)
Lana Carden	P	P	P	P	E	E	P					12/31/2019 (4 year term)
Charles McRae	P	P	P	P	E	P	P					12/31/2017 (4 year term)
Jim Spear	P	P	P	P	P	P	P					12/31/2016 (4 year term)
Rich Sudol	P	P	P	P	P	7:13 p	P					12/31/2018 (4 year term)
Robert K. Graham, Alternate No.1	P	P	P	P	P	P	7:40 P					12/31/2016 (2 year term)
VACANCY, Alternate No.2	V	V	V	V	V	V	V					12/31/2015 (2 year term)
Attendance Total	8	8	8	8	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

VII. RESOLUTION (MEMORIALIZATION(S))

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-11	Ellie Brinson	1441 McCrea Place	450	21	R-2 Low Density Residential Zone

- Planning Director Nierstedt reported that the applicant said they are withdrawing the application, but has not received a letter to that fact.
- Board Attorney Vignuolo advised the board that the applicant had not served notices, therefore the board does not have jurisdiction. The board took no action on this application.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-13	Barack Obama Green Charter High School	1038-1040 Central Avenue and 1042-1048 Central Avenue	744	3.01 and 3.02	R-2 Low Density Residential Zone

- Board Attorney Vignuolo advised that the board has jurisdiction to hear this application. The board was advised that this application is to be held at a larger venue, therefore the board carried this application to October 5, 2016 and public notice will be in the Courier News and the Star Ledger of the place of hearing. No further action was taken.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-16	Stephen Carson	518 Church Place	540	5	R-3 Low/Moderate Density Residential District Zone

- Board Attorney Vignuolo advised that the board has jurisdiction to hear this application.
- Property Owner Stephen Carson, of 518 Church Place, Plainfield New Jersey was sworn to testify on behalf of the application. Mr. Carson explained that the kitchen and dining area is on the second floor of is home.
- The board addressed the Planning Division's report dated July 21, 2016 indicating that the applicant is requesting relief from 17:9-44.B of the City Land Use Ordinance prohibit decks above the first story level of any structure. The applicant proposes a 10'x10' second story deck attached onto the second level of the rear elevation of a single-family dwelling. After review of the report, and some discussion regarding attached garage, patio area and driveway, the board determined that the applicant comply with converting the garage back to a garage, replace curb cut and plant one (1) shade tree. Mr. Carson agreed to comply with those items.
- After there being no further discussion, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board having no further discussion, Chairman Belin entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member Carden, the board voted as follows granting relief from 17:9-44.B of the City Land Use Ordinance which prohibit decks above the first story level of any structure. The applicant proposes a 10'x10' second story deck of the rear of a single-family dwelling with conditions.

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

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-14	Steven Agudelo	918-922 Putnum Avenue	642	3	R-PW2 Putnam Watchung Historic District Zone

- Board Attorney Vignuolo advised that the board has jurisdiction to hear this application.
- Property Owner Steven Agudelo, of 918 Putnum Avenue, Plainfield New Jersey was sworn in to provide testimony on behalf of the application.
- The board addressed the Planning Division's report dated July 21, 2016 indicating that the applicant is requesting waivers from completeness checklist items and relief from supplementary zoning regulations for after-the-fact approval for a 12'W x 36'L x 11'H shed already erected in the rear yard and seeking approval to install an 8-foot high cedar wood stockade fencing in the rear yard.
- After review of the report, and some discussion, the board determined that the applicant complies with the requirements listed in the conclusion of the Planning Division's report and other conditions.
- After there being no further discussion, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board having no further discussion, Chairman Belin entertained a motion. On a motion by Board Member Burgwinkle and seconded by Board Member McRae, the board voted as follows granting with conditions.

Belin	Burgwinkle	Carden	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 9:07 p.m. on a motion by Board Member Graham and seconded by Board Member Carden.

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