

BOARD OF ADJUSTMENT

Street and No. 300 Maple Ave.

Corn. 955-975 Rt. #22

Appeal No. 619

Owner: Levin Corp.

Zone: "B" Res.

Exception or Variance Appealed: Garden Apartments

Date of Public Hearing: August 17, 1964

☐ Date Granted

Deferred 8/17/64 to Spec. Meet. 8/31/64

☐ Denied

☒ Date Recommended to Council 9/10/64

☒ Date Granted by Council 9/10/64

Appeal No. 709

Owner: Levin Corp. (H&W Landco)

Garden Apartments

444 444-175

Zone: "B" Res.

Date of Public Hearing:

☐ Date Granted

☐ Denied

☐ Date Recommended to Council

☐ Date Granted by Council

Appeal No. 709

Owner: H&W Landco

Zone: B Res.

Exception or Variance Appealed: (Amended Application) - Garden Apts.

11/9/67

☐ Date Granted

☐ Denied

☐ Date Recommended to Council

☐ Date Granted by Council

NORTH PLAINFIELD BOARD OF ADJUSTMENT

AUGUST 31, 1964

MINUTES

A special meeting of the North Plainfield Board of Adjustment was held in Borough Hall at 8:00 p.m. on Monday, August 31, 1964.

Present: Robert A. Kelley, Chairman
Thomas R. McKee, Secretary
Russel E. Perry
Julian Ciotta
Norman Krisburg

The meeting was called to render a decision on Application #619, Levincorp., 893 Rt. 22, North Plainfield, owner to erect a Garden Apartment development on rear of Block 158, Lot 9, 9c - E/S of Maple Avenue, 955-975 Rt. 22, contrary to Section 5, Par. 2. ✓

Joseph J. Carr, Jr. stated he was attending this meeting as the liaison member from the Planning Board.

William J. Ahern, Jr., attorney for Levincorp. stated he had nothing more to offer as evidence to the Board, but, would be glad to answer any questions the Board might have.

Upon question by Mr. McKee, Mr. Ahern stated they would not be using any property directly on Rt. 22, they would be several hundred feet back from Rt. 22.

Upon question by Mr. Kelley, Mr. Ahern stated there were no homes nearby, the only building nearby would be Ebers which was located on Rt. 22.

The meeting recessed for Executive Session at 8:15 p.m. and resumed at 9:15 p.m.

Action of the Board:

#619: It was moved by Mr. Krisburg and seconded by Mr. Ciotta that the public hearing be closed and the following resolution adopted: ✓

RESOLVED: That the application of Levincorp., to erect a Garden Apartment development on rear of Block 158, Lot 9, 9c - E/S of Maple Avenue, 955-975 Rt. 22 be favorably recommended to the Mayor and Council for the following reason:

1. That relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance.

Vote: 5-0 Unanimous

There being no further business to come before the Board, the meeting adjourned at 9:25 p.m.

Respectfully submitted,

T.R. McKee

TRMcK/rep

T.R. McKee, Secretary

NORTH PLAINFIELD BOARD OF ADJUSTMENT

September 15, 1966

M I N U T E S

The regular meeting of the North Plainfield Board of Adjustment was called to order by the Chairman, Julian Ciotta, at 8:07 P.M. on September 15, 1966 in the Council Chambers, Borough Hall.

Present: Messrs. Ciotta, Jules Parrella, Robert Buhl, Charles Carroccia

Absent: Mr. Thomas McKee and Board Attorney Mark Stanton

Mr. Ciotta stated the Board hoped that the fact that the meeting concurred with the Jewish holiday had not inconvenienced the public and explained that due to conflicting dates with Mayor and Council it had been necessary to hold the meeting on this evening as originally scheduled.

The minutes of the meeting of August 11, 1966 were accepted and approved on motion made by Mr. Parrella, seconded by Mr. Carroccia and unanimously passed.

Mr. Ciotta stated that two items had been carried over from the last meeting and decision deferred until this meeting. The Board had met in Executive Session prior to the start of this public meeting and had reached the following decisions.

#704: Mary Lesniowski, 80 Mali Drive ✓

Was considered in Executive Session and the Board had come to no decision as of the meeting.

#708: August A. Minghenelli, 431-437 Grove Street ✓

The Board had considered this in Executive Session prior to the meeting and the following motion was made.

"Moved that the public hearing be closed and that application be favorably recommended to the Mayor and Council subject to the following condition:

That a fire wall be constructed from the cellar to the ridge according to the satisfaction of the Borough Fire Inspector."

This motion was made by Mr. Carroccia, seconded by Mr. Parrella.

Vote - Ayes - 4 Absent - 1

Applications currently scheduled were then handled.

#709: H & W Gardens, Inc. (Purchaser Under Contract)
933-953 Route 22 (Rear Portions Lots 9A and 9B)
Erect Garden Apartment in "B" Residential Zone ✓

Mr. Buhl, Secretary of the Board, stated that service of notice had been made and the application appeared to be in order. Mr. Angelo Dalto, an attorney with offices at 1516 Park Avenue, South Plainfield, was present representing H & W Gardens in the absence of Mr. Edward Sachar their regular attorney, who was unable to be present. Mr. Dalto stated that the application called for the utilization of property off

Maple Avenue, fronting on Route 22 in a "B" Residential Zone for garden apartments and would require a recommendation to the Mayor and Council. He pointed out that on August 31, 1964 a variance was granted to Levincorp (H & W Gardens) for 100 units on the easterly side of Maple Avenue in a "B" Residential Zone. The Board of Adjustment recommended this to the Mayor and Council and these units are presently existing on adjoining property to the area in question. Copies of the Board of Adjustment and Mayor and Council Resolutions were submitted and marked Exhibit A-1. The applicant has also acquired property on the westerly side and has constructed 116 units on this property. The character of this neighborhood is established. The property in question is landlocked and the best use for the area, in their opinion, is for garden apartment use. The construction complies with the newly adopted ordinance of 2,000 sq. ft. and meets all the requirements of the ordinance except for the fact that it is in a "B" Residential Zone not permitting garden apartment dwellings without variance from the Board of Adjustment. There are anticipated 40 - 1 bedroom units and 8 - 2 bedroom units with 91 parking places provided. 55 parking places are to be exterior and 36 are garages.

Mr. Paul Tyahla, the construction superintendent, was present to explain the plans to the Board. He stated there are 3 proposed buildings. Building #1 would house 2 - 2 bedroom units and 18 - 1 bedroom units, Building #2 4-2 bedroom units and 10-1 bedroom units and Building #3 14-1 bedroom units and 2-2 bedroom units. The anticipated rentals were \$130 per month for 1 bedroom apartments and \$160 per month for the 2 bedroom units. The rental figures were quoted for the existing apartments and Mr. Tyahla stated that they proved there was a high demand for this type of dwelling in the area. The number of school children in approximately 140 apartments rented were approximately 8 - 12 children total.

Mr. Charles Burkett of 30 Interhaven Avenue requested to see the plans and stated he had no objection but that his main concern was in keeping Maple Avenue open.

Michael Della Ventura, 192 Ridge Avenue, was present and had some questions to ask in the interests of his mother-in-law Mrs. Theresa Pascuito of 311 Jefferson Avenue, which property lies within the 200' radius. He voiced concern regarding a buffer zone between the apartments and the residence zones and after discussion Mr. Tyahla stated a fence would be put along the property line.

There being no further discussion, and no objectors present, the public hearing on this application was closed.

#710: Capitol Lighting
865 Route 22
Erect addition to existing building - Commercial Zone
Lot Size 156.30' x 115.57' x 50' irreg.
Violation: Section IV, Para. 8 (c) and (d) and
Building will cover more than 50% of the lot.



James Hurley, an attorney with offices at 443 W. Front St., Plainfield, represented Capitol Lighting. He stated that the existing building is used for the sale of lighting fixtures and companionate items and is a permitted use in this zone. Application is to construct an additional building for storage of equipment and is not intended to increase the retail area or the parking requirements which are presently inadequate. Capitol Lighting is on the north side of Route 22 abutting Harrison Avenue and they have leased the land from the adjoining building "Flower Wonderland" (now known as Capitol Gift Shop) and utilize this area for parking. However, the