

# USE VARIANCE

## LIST OF PROPERTY OWNERS WITHIN 200 FEET OF PARCEL

BOROUGH OF NORTH PLAINFIELD

OWNERS OF ADDRESSES OF PROPERTY OWNERS WITHIN 200 FEET OF: 46-48 Grove Street Block 91.00 Lot 15.01  
Address and Block and Lot

BLOCK NO.	LOT NO.	OWNER'S NAME	OWNER'S ADDRESS All North Plainfield Addresses Unless Otherwise Indicated	ADDRESS OF PROPERTY WITHIN 200 FEET
Somerset County Planning Board				
City Admin. Bldg. Somerville, 08876				
90.0	1	Villagran, Fausto & Rosa	34 Grove Street 07060	34 Grove Street
"	2	Martinez, Cesar & Fanny	51 Craig Place 07060	51-3 Craig Place
"	3	Collao, Paco	49 Craig Place 07060	49 Craig Place
"	4	Galindo, Gustavo & Julieta	47 Craig Place 07060	47 Craig Place
"	5	New Jersey Conference Assoc./SDA	PO Box 209, Plainfield, NJ 07060	45 Craig Place
91.0	5	Burgos, Antonio, Renner & Lindsay	31 Duer Street 07060	29-31 Duer Street
"	6	Sequeira, Ronald & Arley	27 Duer Street 07060	27 Duer Street
"	7	Pujara, Ajay & Mehta, Ashok	1-A Blue Ridge Avenue, Green Brook, NJ 08812	21-3 Duer Street
"	8	Duer Street 15 & 19 LLC	481 Watchung Avenue, Watchung, NJ 07069	19 Duer Street
"	9	"	"	15 Duer Street
"	10	Lent, Rodman & Rudlin	11 Duer Street 07060	11 Duer Street
"	11	Reyes, Juan & Blanca	40 Grove Street, Apt. 2 07060	48 Craig Place
"	12	Baloco, Ricardo, Carlos & Richard	52 Craig Place 07060	52 Craig Place
"	13	Neymar Leonardo, LLC	75 Watchung Avenue 07060	40 Grove Street
"	14	Solis, Jose & Mayorga	42-44 Grove Street 07060	42-44 Grove Street
"	16	Ventura, Lilian Santos	50 Grove Street 07060	50-52 Duer Street
"	17	PY Asset Mgmt, LLC	1704 Merrywood Drive, Edison, NJ 08817	54-56 Grove Street
"	18	Wu, Zhongxin	6926 Old Benton Drive, Apollo Beach, FL 33572	58-60 Grove Street
"	19	Amaya, Jose Lopez	62-64 Grove Street 07060	62-64 Grove Street
92.0	20	Quiquintuna, Jorge & Sara	36 Craig Place 07060	36 Craig Place
92.0	21	Ju, Jason	12 Wentworth Road, Bedminster, NJ 07921	42 Craig Place
"	22	Sencion, Charles & Sencion, Hada	10 Duer Street 07060	10 Duer Street
"	18.02	219 Green Brook, LLC	209 Warrenville Road, Green Brook, NJ 08812	12 Duer Street
"	18.03	"	"	14 Duer Street
"	23	Sevilla, Jose Alberto	20-22 Duer Street 07060	20-22 Duer Street
"	24	Prudente, Bambin-Ella	54 Greenbrook Road, Middlesex, NJ 08846	24-26 Duer Street
"	25	Cardenas, Angel & Maria	30 Duer Street 07060	28-30 Duer Street
140.0	8	NJ Conf. Assn. 7th Day Adventist Church	PO Box 209, Plainfield, NJ 07060	59-63 Grove Street
"	9	Levy, Harris & Kyong Suk	57 Grove Street 07060	55-57 Grove Street
"	10	Yang, Ping	1704 Merrywood Drive, Edison, NJ 08817	49 Grove Street
"	11	Maita, Fredy & Pocomucha, Isabel	22 Prospect Place 07060	22 Prospect Place
141.0	9	Robayo, Celso & Fanny	11 Prospect Place 07060	11-13 Prospect Place
"	10	Silvia Katiria, LLC % Yanira Zavala	75 Watchung Avenue 07060	39 Grove Street
"	11	Yancha, Gloria & Lema, Fausto	37 Grove Street 07060	37 Grove Street
"	12	Pujara, Vishal	1A Blue Ridge Avenue, Green Brook, NJ 08812	31-35 Grove Street
"	13	Garden State Village, Inc.	29 Grove Street 07060	29 Grove Street
UTILITY COMPANIES AS REQUIRED			(SEE ENCLOSED)	

Phoenix, RMC, Borough Clerk of North Plainfield, NJ, do hereby certify the above to be a current tax duplicate addresses of owners to whom the Applicant must serve notice.

*Richard K. Phoenix*  
Richard K. Phoenix 28 March 2022

For your information, the following utilities and cable television companies provide service in the Borough of North Plainfield:

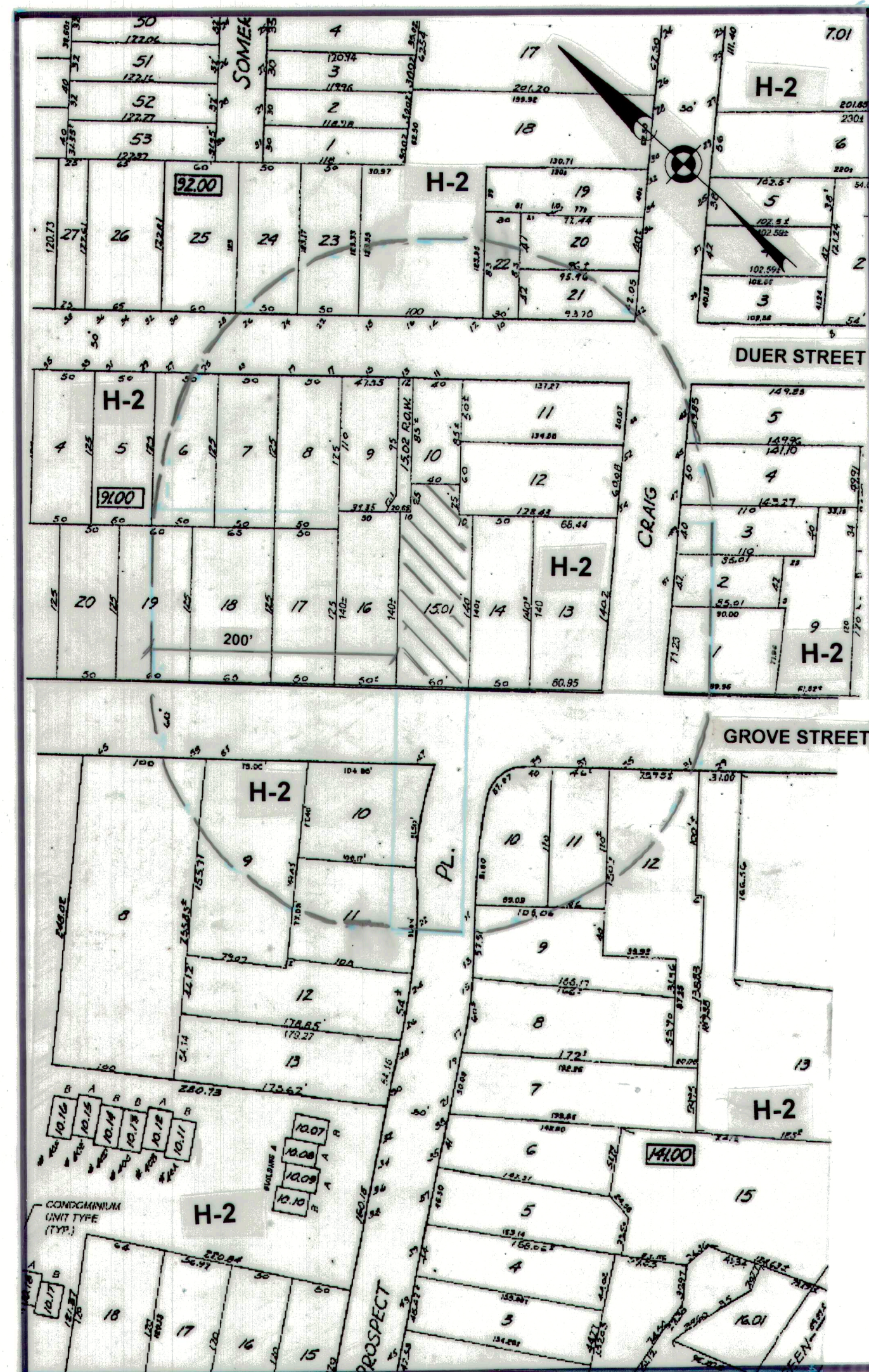
Donna Short  
GIS Supervisor  
New Jersey American Water Company, Inc.  
1025 Laurel Oak Road  
Voorhees, NJ 08043

Plainfield Area Regional Sewerage Authority  
200 Clay Avenue  
Middlesex, NJ 08846

Public Service Electric and Gas Company  
Manager - Corporate Properties  
80 Park Plaza, T6B  
Newark, NJ 07102

Verizon  
540 Broad Street  
Newark, NJ 07101

Comcast of Plainfield, LLC  
General Manager  
800 Rahway Avenue  
Union, NJ 07083



## ZONING & AREA MAP

TAX MAP SHEETS 26 & 34 SCALE: 1" = 100'

This plan was prepared in accordance with N.J.A.C. 13:41-4.2

## ZONING REQUIREMENTS

	REQUIRED	PROPOSED	SECTION
Max. Bldg. Height	35 FT.	39 FT. (1)	22-103.3 (a)
Lot Area (w/in 115 ft. of Front Street R.O.W.)	6,000 S.F.	6,900 S.F.	22-103.3 (b)
Lot Width (min.)	50 FT. (bldg. line)	60 FT.	22-103.3 (c)
Front Yard Setback (min.)	35 FT. (lot frontage)	60 FT.	22-103.3 (d)
Rear Yard Setback (min.)	30 FT.	33.2 FT.	22-103.3 (e)
Rear Yard Setback (min.)	25 FT.	53 FT.	22-103.3 (e)
Side Yard Setback (min.)	4 FT. (each)	5.6 FT.	22-103.3 (f)
Max. Bldg. Coverage	18 FT. (combined)	11.6 FT. (1)	22-103.3 (h)
Max. Bldg. Coverage	30 %	20.87 %	22-103.3 (h)
Floor Area (min. for 2 level apt.)	750 S.F.	870 S.F.	22-103.3 (i)

(1) VARIANCE REQUIRED

## USE VARIANCE APPROVAL

ZONING BOARD CHAIRMAN

ZONING BOARD SECRETARY

ZONING BOARD ENGINEER

## OWNER / APPLICANT

46 - 48 GROVE N PLAINFIELD, LLC  
500 Demott Lane  
Suite 5367  
Somerset, N.J. 08875  
Gercino Soares, Managing Partner  
(732) 595 - 6073

## REVISIONS

No.	DESCRIPTION	DATE	APPROVED

*Wayne T. McCabe*  
WAYNE T. McCABE DATE: \_\_\_\_\_  
PROFESSIONAL PLANNER  
N.J. P. P. LICENSE No. 2009



McCABE & McCABE  
125 HIGH STREET  
NEWTON, NEW JERSEY 07860  
(973) 579 - 2525 FAX (973) 579 - 2849  
HISTORIC RESOURCES, PRESERVATION AND PLANNING

PROJECT:	46-48 GROVE STREET RESTORATION	TITLE:	GENERAL INFORMATION
BLOCK 91 LOT 15.01		BOROUGH OF NORTH PLAINFIELD	
COUNTY OF SOMERSET		NEW JERSEY	
W.O. No.:	22-05	SCALE:	AS NOTED
DATE:	JUNE 9, 2022	SHEET No.:	1