

**CITY OF PLAINFIELD
 ZONING BOARD OF ADJUSTMENT
 WEDNESDAY JUNE 1, 2011 AT 7:00 P.M.
 PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
 MEETING AGENDA**

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I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

“This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in The Courier-News. In addition, copies of the notice have been posted in the City Clerk and Planning Division office. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES – none

V. RESOLUTION (MEMORIALIZATIONS)

- 1) Resolution Presented to the Zoning Board of Adjustment Attorney for Appreciation for Services Rendered and in Memory of Michael J. Rubino, Esq.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-10-06	Ramgoolan & Chandrawati Balkaran	305 Madison Avenue	102	5 & 6	MU Mixed Use Zone District

- The applicant is requesting waivers from completeness checklist items, a use variance, preliminary and final site plan approval to conduct the slaughter of live poultry within a building, containing a retail store and selling live poultry on the first floor and one (1) apartment on the second floor. A use variance is required because slaughterhouses are not permitted in the MU Mixed Use zone district.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-03	Kevin Oliver	1328 Watchung Avenue	814	6	R-B Broadway Historic District

- The applicant is proposing to construct a 28’ x 28’ (784 square foot), 22’ high detached garage in the rear yard of a single-family dwelling lot.

VI. DEVELOPMENT APPLICATIONS

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-08-16	UN Bldg. Corporation c/o Bill Homer	181-195 East Front Street	317	1	CBD Central Business District

- The applicant is requesting a use variance and preliminary site plan approval to expand an existing educational use to accommodate six (6) new classrooms, nurse’s room, teacher’s lounge, administrator office, and receptionist room for a charter school on the fourth floor of the building.

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2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-06	Derrick Hurling & Gary Pettigrew	317-319 Richmond Street corner of 507 North Avenue	302 304	2 13	MU Mixed Use Zone

- The application was deemed complete April 18, 2011. The 120 day decision date is August 16, 2011. The applicant is requesting application completeness waivers, use variance, parking variance, relief from supplementary zoning regulations, waivers from design/performance standards, and preliminary site plan approval to convert a one story block garage to retail sales of motorcycle parts/accessories, and a motorcycle service facility on Block 304, Lot 13. A use variance is required because a motorcycle service facility is not permitted in the MU Mixed Use zone district. Parking is being provided at Block 302, Lot 2.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-02	Faheemah's Child Care Center, Inc.	913-917 East Seventh Street	821	16	R-4 Moderate Density Residential Zone

- The application was deemed complete May 10, 2011. The 120 day decision date is September 7, 2011. The applicant is requesting a use variance and preliminary site plan approval to construct a 6,686 square foot addition to an existing 3,637 square foot, 2.5 story residential dwelling and convert the expanded structure to a child care center for 90 pre-school children, and 32 employees with parking for twelve (12) vehicles.

VII. CORRESPONDENCE - none

VIII. ZONING INTERPRETATIONS - none

IX. OLD BUSINESS - none

X. NEW BUSINESS - none

XI. ADJOURNMENT

- The Board's next regularly scheduled meeting on July 6, 2011 has been cancelled. The next regularly scheduled meeting will be held on Wednesday August 3rd, 2011.

NOTE: The Board will not hear any cases after 10:30 PM. 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.

ZBA meeting.6/1/2011