



**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07061**  
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**ADRIAN O. MAPP**  
**MAYOR**

**D. Scott Belin, Chairman**  
**Alejandro Ruiz, Vice Chairman**

**ZONING BOARD OF ADJUSTMENT**  
**WEDNESDAY APRIL 1, 2015 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**

"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**

**IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**V. MINUTES** – August 6, 2014; September 3, 2014 and October 1, 2014

**VI. RESOLUTION (MEMORIALIZATION(S))**

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-29	Fillmore Plainfield, LLC	116-122 Crescent Avenue	829	3	Crescent Area Historic District Zone

- The applicant was granted a certificate of a pre-existing nonconformity for continuation use for a seven (7) family residential apartment.

**VII. DEVELOPMENT APPLICATION(S)**

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-38	Plainfield Madison Park, LLC	305-323 East Front Street	323	6.01	TODD/TD Zone District

- The applicant is requesting relief waivers from completeness checklist items, relief from a d (4) "floor area ratio" variance, a d(5) "density" variance, a d(6) "height" variance, relief from bulk requirements, relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval for the construction of a six-story mixed-use commercial /residential building with 69 parking spaces. The first floor will contain 12,821 square feet of commercial, and the upper five floors will contain 100 age restricted residential apartments for 80 one-bedroom and 20 two-bedroom units.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-07	Otis Coney	710-716 Belvidere Avenue	903	2	NH Netherwood Heights Historic District

- The applicant is requesting waivers from completeness checklist requirements, and relief from six (6) bulk requirements of the R-NH Netherwood Heights Historic District. The applicant is proposing to construct a 2.5 story single-family dwelling on an existing concrete slab. The new single-family dwelling will replace a single-family dwelling that was destroyed by fire. (to be carried)

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

- 1) Execute 2015 Professional Services Contract for Board Attorney
- 2) Update on Financial Disclosure Statement

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Wednesday May 6, 2015**; June 3; July 1; August 5; September 2; October 7; November 4; and December 2, 2015

**NOTE 2:** 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.

ZBA meeting.4/1/2015