



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
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**ADRIAN O. MAPP**  
**MAYOR**

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

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA**

**DATE: WEDNESDAY JUNE 6, 2018**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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**I. CALL TO ORDER**

**NOTE: Cellular phones are to be turned off during the Board meeting, unless otherwise stated. (Subject to change by the Board Chairman)**

**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 with 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 COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**V. MINUTES** – November 1, 2017 and December 6, 2017

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

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-06	Yates Real Estate, Inc.	808-814 Central Avenue	760	10	R-VWB-2 Residential Van Wyck Historic District

1<sup>st</sup> hearing -Oct. 4, 2017 carried; 2<sup>nd</sup> hearing -Nov. 1, 2017 carried; 3<sup>rd</sup> hearing -Dec. 6, 2017 carried; 4<sup>th</sup> hearing -Jan. 17, 2018 carried; Feb. 7, 2018 carried; April 11, 2018 carried 5<sup>th</sup> hearing-May 2, 2018 carried; June 6, 2018

- The applicant is seeking to build a three-story addition to the rear of a vacant three (3) story building and convert the building to 25 apartments proposing eleven (11) on-site parking spaces. The application requires waivers from completeness checklist requirements, a d(1) use variance, a d(5) use variance on density, relief from bulk requirements, relief from supplementary zoning regulations, waivers from site plan design/performance standards, and preliminary and final site plan approval.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-18	Vadraján (Jimmy) Naicken	1314-20 West Front Street/23 Clinton Avenue	218	27	NC Neighborhood Commercial Zone

1/17/18 carried; 1<sup>st</sup> hearing- May 2, 2018 carried June 6, 2018

- The applicant is proposing to store and slaughter of chickens, pigs, sheep and goats in the cellar of the building and sell prepared meat and provision/produce to walk-in customers on the ground floor. The applicant proposes to fry frozen chicken in a commercial kitchen on the ground floor and sell for take-out and/or pick-up through existing drive-up window. No eating on premises.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-04	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone

- The applicant is requesting an interpretation of §17:9-42.C of the city Land Use Ordinance concerning outdoor storage requirements, and §17:8-1.A.1 concerning use for a motorcycle repair/towing business/moped and scooter sales with accessory storage without obtaining a development permit of Certificate of Occupancy for those uses.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-07	Ervin J. Barillas	919-921 West Sixth Street	551	14	R-3 Low/Moderate Residential Zone

- The applicant proposes to construct a second-story addition to an existing 1.5 story single family dwelling. The applicant is requesting relief from minimum side yard setback requirement, combined side yard setback requirement and supplementary zoning regulations.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-08	Geegi Homes, LLC	619 East Sixth Street	614	22	R-4 Moderate Residential Zone

- The applicant proposes to construct a four-bedroom, single family dwelling on a vacant undersized lot. The applicant is requesting relief from bulk requirements and supplementary zoning regulations.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS – Zoning Interpretation for Section §17:8-1C** Does an excavation required for the removal and new placement of gasoline storage tanks requires a site plan approval?

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday July 11, 2018** (Second Wednesday per approval by the board); August 1, 2018; September 5, 2018; October 3, 2018; November 7, 2018; and December 5, 2018

**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.6/6/2018