



CITY OF PLAINFIELD
PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alex Ruiz, Vice Chairman

ZONING BOARD OF ADJUSTMENT
MEETING AGENDA

DATE: WEDNESDAY OCTOBER 3, 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 – April 11, 2018 and May 2, 2018

VI. RESOLUTION (MEMORIALIZATION(S))

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-18	537 North Avenue, LLC	537-547 North Avenue	304	9	MU Mixed Use Zone

- The applicant is requesting to construct a one-story addition to a four-story commercial building. The newly configured building will serve as a warehouse with a commissary kitchen and rooftop gardens for fifteen (15) employees including site improvements.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-28	HOPES Community Action Partnership, Inc.	1201-1223 East Seventh Street	625	84	R-3 Low/Moderate Density Residential Zone
1 st hearing 7/11/18 carried; 8/1/18 carried; 10/3/18					

- The applicant is proposing to expand an Early Head Start School, currently under construction from 20 classrooms/270 children/76 staff, to 26 classrooms/362 children/95 staff. This is an increase of 6 classrooms, 92 children, and 19 staff. The new classrooms are being added with the existing armory building. This application submitted requires a d(2) use variance (expansion of a nonconforming use), relief from minimum parking requirements, preliminary and final site plan approval.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2012-33	Landmark Developers	109 East 4 th Street	840	7.01	TODD/CBD Zone

- The applicant is requesting preliminary and final site plan approval to construct a nine (9) space parking lot accessory to an 8-unit residential apartment building including site improvements.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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.10/3/2018

Phone: (908) 753-3486 * Fax: (908) 226-2587 * Website: www.plainfieldnj.gov