



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 AUGUST 1, 2018
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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 – none

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-09	Michael Liebhaber	1347-1349 Watchung Avenue	630	10	Broadway Historic District

➤ The applicant is seeking to demolish a detached garage and construct a two (2) car garage on a single-family dwelling. The application requires relief from § 17:9-34 of the city land use ordinance.

2)

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.

3)

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

- 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.

4)

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

- 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.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-25	Kevin Rodney	225-227 Prescott Place	119	16	R-4 Moderate Residential Zone

7/11/18 carried; 8/1/18

- The applicant is requesting to construct a single-family dwelling with four-bedrooms and an attached garage on an undersized vacant lot. The applicant is seeking relief from bulk requirements and supplementary zoning regulations.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-06	Jacob Valenski	200-202 East 9 th Street	824	17	R-CA Crescent Avenue Historic District

8/1/18

- Zoning interpretation: two or three-family dwelling

3)

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
6/6/18 carried; 1 st hearing 7/11/18 carried; 8/1/18					

- 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.

4)

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					

- 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.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2014-19	Jose Mora	1116 West Front Street	221	18 & 19	R-4 Moderate Density Residential Zone
8/1/18					

- The applicant is requesting waivers from completeness checklist requirements, a d(2) "expansion of a nonconforming use" variance, a d(5) "increase in permitted density" variance, relief from one (1) R-4 bulk requirement (maximum permitted lot coverage), relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a four-unit residential apartment building to a 6-unit residential apartment building with fifteen (15) on-site parking spaces proposed.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-15	Ahmed Meki	736-738 East 7 th Street	619	28	R-4 Moderate Density Residential Zone
8/1/18					

- Addition to one-family dwelling

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-16	Ebenezer Adeyinka	813-815 South 2 nd Street	116	11	R-4 Moderate Density Residential Zone
8/1/18					

- To construct a new two-family dwelling

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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.8/1/2018

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