# CITY OF PLAINFIELD

# ZONING BOARD OF ADJUSTMENT WEDNESDAY JANUARY 19, 2011 AT 7:00 P.M.

# PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE REORGANIZATION MEETING AGENDA

\* \* \* \* \*

# 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. REORGANIZATION
- V. MINUTES November 3, 2010 and December 1, 2010
- VI. RESOLUTION (MEMORIALIZATIONS)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone		
ZBA-10-04	Front Street Realty, LLC	400-406 West Front Street	241	3	R-5 Medium Density Residential Zone		
1rst hearing 11/3/10; 2 <sup>nd</sup> hearing 12/1							

- The applicant is requesting a use variance, relief from bulk requirements, relief from parking requirements, preliminary, and final site plan approval to demolish a portion of an existing structure and construct a three story addition to the remaining structure. The applicant proposes to contain two (2) office units (2,562 square feet) in the basement, three (3) retail units (3,984 square feet) and two (2) office units (2,742 square feet) on the first floor, seven (7) residential apartments on the second floor, and two (2) residential apartments on the third floor. The applicant also proposes nine (9) parking spaces, including one handicapped accessible space on site.1)
- 2) 724,726 Wallace Place, Block 556, Lot 17 (Application No.ZBA-10-05) Final Site Plan approval

#### VII. DEVELOPMENT APPLICATIONS

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone		
ZBA-10-06	Ramgoolan & Chandrawati Balkaran	305 Madison Avenue	102	6	MU Mixed Use Zone District		
1rst hearing 10/6/10; 2 <sup>nd</sup> hearing 11/3/10 (carried); 3 <sup>rd</sup> hearing 12/1 (carried 1/19/2011)							

- ➤ 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.
- ➤ The applicant is requesting an adjournment.

#### VIII. ZONING INTERPRETATIONS - none

# IX. OLD BUSINESS

# X. NEW BUSINESS

- 1) Executive Session
  - -Discussion of Personnel Matters
  - -Possible Litigation: 181-195 East Front Street (Application No.ZBA-08-16) Central Jersey Charter Arts School
- 2) The New Jersey Planner (December 2010/January 2011 Issue)
- 3) The Board's next regularly scheduled meeting will be held on February 2, 2010 meeting agenda

#### XI. ADJOURNMENT

**NOTE:** The Board will <u>not</u> 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 reorganization meeting.1/19/2011