



CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

WEDNESDAY SEPTEMBER 2, 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 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 COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

V. MINUTES – January 22, 2015 (Reorganization Meeting); February 4, 2015 and April 1, 2015

VI. RESOLUTION (MEMORIALIZATION(S))

1.

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

- Dismissed with prejudice 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.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-32	Manual and Maria Ruano	530-538 West Front Street	234	7 and 8	East Third Street / Richmond Street Plan for Redevelopment

- The applicant is requesting a use variance to convert a two-family dwelling to a three-family dwelling on Lot 8 (one three-bedroom unit occupying the first floor, one three-bedroom unit occupying the second floor, and one three-bedroom unit occupying the third floor. The applicant proposes to utilize adjacent Lot 7 for shared parking.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-22	Queen City Academy Charter School	815 West Seventh Street	533	8	R-4

- The applicant is seeking conversion of an existing auditorium and four classrooms in an existing charter school.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-11	M&W Towing Services, LLC	413-421 West 2 nd St. 201-205 New St.	243	1	MU Mixed Use Zone District

- The applicant is requesting waivers from the completeness checklist requirements, a "D1" use variance and preliminary site plan approval to expand an automobile body shop to include automobile repair services, automobile towing, and automobile storage.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-08	Grace Episcopal Church	600 Cleveland Avenue	837	1	TODD/TD Transit Oriented Development Downtown/Transition District

- The applicant is proposing to replace an existing ground sign with a new 5' x 5' two-sided ground sign. The city land use ordinance permits wall signs and projecting signs only in the TODD/TD zone district.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-12	Heraline & Keith Francis	900 Lewis Avenue	523	8	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting relief from the city land use ordinance to construct a 12' x 18' wooden deck onto the second level of the rear elevation of a single-family dwelling.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-06	Noble Way, Inc.	1437-1439 Park Avenue	25	3	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirements, relief from bulk zoning requirements, relief from supplementary zoning regulations use variance, density variance to convert an existing mixed use structure housing a medical office on the first floor and an apartment on the second floor to a two family dwelling.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday October 7, 2015;** 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.9/2/2015