



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

ZONING BOARD OF ADJUSTMENT
WEDNESDAY OCTOBER 7, 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 – May 6, 2015

VI. RESOLUTION (MEMORIALIZATION(S))

1)

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 constr4uct a 12' x 18' wooden deck onto the second level of the rear elevation of a single-family dwelling.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-19	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.

VII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

- The applicant is seeking variance relief from signage requirements in the Neighborhood Commercial Zone.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-19	Jose Mora	1116 West Front Street	221	18	R-4 Moderate Density Residential Zone

- 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 are proposed.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-01	H & S Fuel Inc., c/o Ramon & Jill Adoni	1100 South Avenue	623	1	TODN-TSC-Train Side Commercial District Zone

- The applicant is requesting all interpretation of the zoning ordinance to continue an automobile repair facility use. The property is located in the TODN-TSC zone district which does not permit automobile repair facilities.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-08	Carl's Towing	412-414 East Second Street	307	20	East Third Street / Richmond Street Plan for Redevelopment

- The applicant is requesting a use variance, relief from bulk requirements, relief from supplementary zoning regulations, waivers from design/performance standards, preliminary and final site plan approval for an automobile repair, automobile dealership, and automobile towing/storage facility.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-10	J. Cristina S. Lacerda	1216 West Front Street / 12 Clinton Avenue (corner lot)	219	18 and 20	NC Neighborhood Commercial

- The applicant is requesting certificate of nonconformity for continuation of a mixed-use with two (2) commercial / four (4) residential apartment uses.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-26	Dipen R. Patel	351-353 Hill Street	902	2	R-2 Low Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirement, and relief from TODN/PSR1 bulk zone requirements to construct a new two-family duplex home on a vacant, undersized lot.

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-21	Sean & Alexis Moloney	800 Charlotte Road	902	2	R-2 Low Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirement, and relief from the R-2 minimum rear yard setback requirement of 40 feet expanding and enclosing a side porch reducing the rear yard setback.

8)

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 - none

IX. NEW BUSINESS - none

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday NOVEMBER 4, 2015** 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.10/7/2015