



**CITY OF PLAINFIELD**  
**DIVISION OF PLANNING OFFICE**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
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**ADRIAN O. MAPP**  
**MAYOR**

**D. SCOTT BELIN, CHAIRMAN**  
**ALEX RUIZ, VICE CHAIRMAN**

**ZONING BOARD OF ADJUSTMENT AGENDA**

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**DATE: WEDNESDAY DECEMBER 7, 2016**  
**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**

“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 AND THE STAR LEDGER. IN ADDITION, COPIES OF THE NOTICE HAVE BEEN POSTED IN THE CITY CLERK AND PLANNING DIVISION OFFICES. 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** – July 13, 2016; August 3, 2016; and September 7, 2016

**VI. RESOLUTION (MEMORIALIZATION(S))**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-31	725 Watchung LLC c/o Ronit Behiri	725-729 Watchung Avenue	643	17	R-CA Residential-Crescent Avenue Historic District

- Existing use is four dwelling units and 1 office proposal to convert the 1 office to a dwelling unit to total five dwelling units

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-34	41 Rock Avenue, LLC	41 Rock Avenue	203	6	R-3 Low/Moderate Density Residential

1<sup>st</sup> hearing 12/7/16

- The applicant is requesting after-the-fact approval for the expansion of a driveway at a single-family dwelling. The proposal requires relief from supplementary zoning regulations in the city land use ordinance §17:9-42.P.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-29	Gavett Place Properties LLC	130-140 East Second Street	315	4 and 5	NAHD North Avenue Historic District Zone

- The applicant is requesting amendment to final site plan approval for retail space on the first floor and twelve (12) apartments on the upper floors. The applicant is seeking to construct a 400 square foot studio apartment on the ground floor.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-35	New Cingular Wireless PCS LLC	908 -924 North Avenue	344	1	TODN/TSC District Zone
1 <sup>st</sup> hearing 12/7/16					

- The applicant is requesting to replace six (6) existing antennas on the monopole, add a surge suppression dome at 88 feet and three (3) additional remote radio head units and no ground disturbance is proposed.

4)

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 proposed.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS – Adoption of 2017 Board Calendar**

**X. ADJOURNMENT**

**NOTE 1:** 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.

ZBA meeting.12/7/2016