



CITY OF PLAINFIELD
DIVISION OF PLANNING OFFICE
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

D. SCOTT BELIN, CHAIRMAN
ALEX RUIZ, VICE CHAIRMAN

ZONING BOARD OF ADJUSTMENT AGENDA

DATE: WEDNESDAY MAY 4, 2016

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

"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 – November 4, 2015 and December 2, 2015

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2013-08	Carl's Towing, LLC	412-414 East Second Street 416 East Second Street	307	20 and 21	MU Mixed Use Zone

- The applicant proposed an automobile repair, automobile dealership, and automobile towing/storage facility with 12 parking spaces.

VII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-01	Mike Eadeh	196 East Front Street	311	1	TODD/CBD Transit Oriented Development Downtown / Central Business District Zone

- The applicant is requesting relief from awning sign found in §17:9-51.F.4 and §17:11-7L of the City Land Use Ordinance.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-34	Darren Brown	1340 Highland Avenue	812	4	R-2 Low Density Residential Zone

- The applicant is requesting relief from R-2 bulk requirements and relief from supplementary zoning regulations to construct a single-family dwelling on an existing undersized vacant lot.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-05	Genise Joseph	217 Morris Street	127	17	R-4 Moderate Density Residential Zone

- The applicant is requesting to construct an 8'x20' wooden deck onto the second level of the rear elevation of your single-family dwelling. Your proposal require relief from the Plainfield Land Use Ordinance (LUO), supplementary zoning regulation § 17:9-44.B which does not permit decks to be constructed above the first story level of any structure.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2014-32	Manuel & Maria Ruano	530-534 & 536-538 West Front Street	234	7 & 8	R-4 Moderate Density Residential Zone

- The applicant proposes to convert a two-family dwelling to a three-family apartment on Lot 8 and utilize parking on adjacent Lot 7. The applicant owns Lot 7 and it contains a two-family dwelling. Your proposal for seeking preliminary and final site plan approval, relief from supplementary zoning regulations, and waivers from site plan design and performance standards.

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. Review and Adopt two (2) Resolutions of Appreciation for Services Rendered for Zoning Board of Adjustment Members Geraldine Smith and Robert Scott.

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday June 1, 2016;** July 13, 2016 (Second Wednesday per changes by the board); August 3, 2016; September 7, 2016; October 5, 2016; November 2, 2016; and December 7, 2016

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.

ZBA meeting.5/4/2016

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