



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



ADRIAN O. MAPP
MAYOR

D. SCOTT BELIN, CHAIRMAN
ALEX RUIZ, VICE CHAIRMAN

ZONING BOARD OF ADJUSTMENT
MEETING AGENDA

DATE: WEDNESDAY OCTOBER 4, 2017

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

"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 COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment.
 (Subject to change by the Board Chairman)**

V. MINUTES

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-19	Jose Mora	1116 West Front Street	221	18 & 19	R-4 Moderate Density Residential Zone
12/7/2016 carried; 1/18/2017 carried; 2/1/17 carried; 3/1/17 carried; 4/5/17 carried; 5/3/17 carried; 6/7/17 carried; 7/12/17; 8/3/17 (cancelled); 9/6/17 dismissed w/o prejudice					

- Dismissed without prejudice, the applicant was 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.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-33	DMR Inc.	1645 West Front Street	210	4.01	LI Light Industrial zone

- The applicant was granted preliminary and final site plan approval to convert a vacant industrial/warehouse building with front yard gravel parking to an automobile dealership/service area, accessory office, accessory storage areas, an asphalt-paved retail/display area for 24 vehicles, and 11 parking spaces.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-01	New Jersey Cash for Cars, LLC	1659-1665 West Front Street/101-107 Rock Avenue (corner lot)	210	3	LI Light Industrial zone

- The applicant was granted preliminary and site plan approval to renovate a one-story building as office space for an automobile dealership with 22 on-site accessory parking spaces.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-06	Yates Real Estate, Inc.	808-814 Central Avenue	760	10	R-VWB-2 Residential Van Wyck

- The applicant is seeking to build a three-story addition to the rear of a vacant three (3) story building and convert the building to 25 apartments proposing eleven (11) on-site parking spaces. The application requires waivers from completeness checklist requirements, a d(1) use variance, a d(5) use variance on density, relief from bulk requirements, relief from supplementary zoning regulations, waivers from site plan design/performance standards, and preliminary and final site plan approval.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-22	New Jersey American Water Company	1341 North Avenue	459	28	R-2 Low Density Residential Zone

- The applicant is proposing to demolish three (3) existing truck ports and construct three (3) new truck ports in the same location. A d(1) use variance is required as truck ports are not permitted in the R-2 Low Density Residential Zone.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday November 1, 2017** and December 6, 2017

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 agenda.10/4/2017