



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 DECEMBER 6, 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 – May 3, 2017, June 7, 2017 and July 12, 2017

VI. RESOLUTION (MEMORIALIZATION(S))

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|---|---------------------|-------|--------|---|
| ZBA-2017-21 | Dr. William Edmunds and Mrs. Denise Edmunds | 975 Hillside Avenue | 812 | 1 | R-HA Hillside Avenue Historic District Zone |

- The applicant is seeking to construct a new 22' x 22' two-car detached garage in the rear yard at the above address. The height exceeds the maximum zoning regulations cited at §17:9-19.C of the city land use ordinance.

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 use variance is required as truck ports are not permitted in the R-2 Low Density Residential Zone.

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 |
| 1 st hearing 10/4/17 carried; 11/1/17 carried; 12/6/17 | | | | | |

- 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 applicant is seeking a use variance, preliminary and final site plan approval.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|-------------------|-----------------------------|--------------|---------------|---------------------------------|
| ZBA-2017-18 | Vadrajana Naicken | 1314-1320 West Front Street | 218 | 27 | NC Neighborhood Commercial Zone |

- The applicant is proposing to convert a retail establishment to a live poultry market and to conduct the slaughter of live poultry at the above address. A use variance is required as the slaughter of live poultry is not permitted in the NC Neighborhood Commercial Zone.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|---------------------|-------------------------|--------------|---------------|---------------------------------------|
| ZBA-2016-30 | Valdez Grocery, LLC | 602 Berckman Street | 615 | 20 | R-4 Moderate Density Residential Zone |

- Review request for Extension of time

VIII. OLD BUSINESS

IX. NEW BUSINESS

- Review Tentative 2018 Board Meeting Schedule

X. ADJOURNMENT

NOTE 1: The reorganization meeting is scheduled on **Wednesday January 17, 2018**

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.12/6/2017