



**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 FEBRUARY 1, 2017**  
**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**

"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** – September 7, 2016 and October 5, 2016

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

**VII. DEVELOPMENT APPLICATION(S)**

1)

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
12/7/16 carried; 1/18/2017					

➤ 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.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-37	Alvin C. Hannah & Venus Hannah	430-432 West Second Street	238	15	MU Mixed Use Zone District

- The applicant is requesting an interpretation of §17:9-42.C of the city Land Use Ordinance concerning outdoor storage requirements, and §17:8-1.A.1 concerning use for a motorcycle repair/towing business/moped and scooter sales with accessory storage without obtaining a development permit of Certificate of Occupancy for those uses.

3)

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
12/7/16 carried; 1/18/2017					

- 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.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-16-22	Danny Dominguez	558 West 5 <sup>th</sup> Street	772	33.01	R-4 Moderate Density Residential Zone

- The applicant is requesting after-the-fact approval for front yard paving and chain link fencing in the front yard. The paved area is a parking lot for the two-family dwelling.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-33	Front Street Realty, LLC	400-406 West Front Street	241	3	TOD/CBD Zone District

- The applicant is proposing a laundromat consisting of 32 washers and 18 dryers on the first floor retail space. The applicant is requesting a use variance, waivers from checklist, relief from off-street parking requirements, relief from utility screening, buffering requirement and preliminary and final site plan approval.

**IX. OLD BUSINESS**

**X. NEW BUSINESS**

**XI. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday March 1, 2017;** April 5, 2017; May 3, 2017; June 7, 2017; July 12, 2017 (Second Wednesday per approval by the board); August 2, 2017; September 6, 2017; October 4, 2017; 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.2/1/2017

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)