



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 APRIL 5, 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 – January 18, 2017 reorganization meeting minutes and February 1, 2017

VI. RESOLUTION (MEMORIALIZATION(S))

1)

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 space that was previously approved for retail space. The applicant is requesting amended site plan approval in conjunction with a previously granted use variance, waivers from site plan checklist requirements, and relief from off-street parking requirements, utility screening and buffering requirements.

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 & 19	R-4 Moderate Density Residential Zone
12/7/16 carried; 1/18/2017 carried; 2/1/17 carried; 3/1/17 carried; 4/5/17					

- 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-2016-03	Chic's Auto Collision, LLC	521 North Avenue	304	10	MU Mixed Use Zone District
Deemed complete 1/12/17					

- The applicant is requesting waivers from completeness checklist requirements, a d(1) use variance, variances from supplementary zoning regulations, design/performance standard, preliminary and final site plan approval to operate an auto collision body shop with 4 work bays including 9 on-site parking spaces.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-02	PNC Bank, LLC	135-139, 141-145 and 201-209 West Second Street	245	3, 4 and 5	TODD/CBD Transit Oriented Development Downtown/Central Business District
Deemed complete 2/24/17					

- The applicant is requesting relief from completeness checklist waivers, use variance, minor subdivision approval, relief from supplementary zoning regulations, preliminary and final site plan approval for two remote ATMs with drive-thru lane, parking, and site improvements.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-16-22	Danny Dominguez	558 West 5 th 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.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-17-07	T-Mobile Northeast LLC Muhlenberg Hospital	1204-1248 Park Avenue & Randolph Road	13	38.03	PO-1 Professional Office

- The applicant is requesting an interpretation of §17:9-42 of the city Land Use Ordinance concerning a wireless communications facility.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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.4/5/2017