



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 JUNE 7, 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 – April 5, 2017

VI. RESOLUTION (MEMORIALIZATION(S))

1)

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 requested an interpretation of § 17:9-42 of the city Land Use Ordinance to determine that the replacement of equipment and antennas was granted exemption from zoning and site plan review.

2)

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

- 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.

VII. DEVELOPMENT APPLICATION(s)

1)

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

- 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 studio apartment on the ground floor.

2)

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 carried; 5/3/17 carried; 6/7/17					

- 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.

IX. OLD BUSINESS

X. NEW BUSINESS

XI. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday 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.6/7/2017