



**CITY OF PLAINFIELD**  
**PLANNING DIVISION**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07060**  
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**ADRIAN O. MAPP**  
**MAYOR**

**D. SCOTT BELIN, CHAIRMAN**  
**ALEX RUIZ, VICE CHAIRMAN**

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA**  
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**DATE: WEDNESDAY SEPTEMBER 6, 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** - none

**VI. RESOLUTION (MEMORIALIZATION(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-17-10	NJ Conference of Seventh-Day Adventists, Inc.	700-712 West Third Street 214-216 Spooner Avenue (Corner Lot)	113	14.01	R-4 Moderate Density Residential Zone

- The applicant is proposing to construct a 15-space parking lot. The property contains a one-story house of worship. A d(2) use variance is required as the parking lot for the house of worship is an expansion of a nonconforming use and houses of worship are not permitted in the R-4 moderate density zone district.

**VII. DEVELOPMENT APPLICATION(s)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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					

- 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)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-2015-33	DMR Inc.	1647-1657 West Front Street / 109-115 Rock Avenue (corner lot)	210	4.01	LI Light Industrial zone

- The applicant is proposing 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)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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 is proposing to renovate a one-story building as office space for an automobile dealership with 22 on-site accessory parking spaces.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday 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 agenda.9/6/2017