



**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 of the Zoning Board of Adjustment**

**ZONING BOARD OF ADJUSTMENT**  
**MEETING AGENDA**

**Alex Ruiz, Vice Chairman of the Zoning Board of Adjustment**

**DATE: WEDNESDAY APRIL 11, 2018**  
**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** – October 4, 2017

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-31	Habitat for Humanity of Greater Plainfield & Middlesex County, Inc.	836 West Third Street	116	28	R-4 Moderate Residential Zone

- The applicant was granted relief from bulk requirements to construct a single-family dwelling on an undersized vacant lot.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-28	Villani Builders	820-836 South Avenue	620	5	TODN/TSR Zone Transit Oriented Development Netherwood/Train Side Residential Zone
1 <sup>st</sup> hearing 1/17/18 carried; 3/7/18 snow day; April 11, 2018					

- The applicant is proposing demolition of a carwash building and construction of a 3-story, 12-unit apartment building and 15 of-street parking spaces. The applicant is seeking waivers from the application completeness checklist.

2)

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 <sup>st</sup> hearing -Oct. 4, 2017 carried; 2 <sup>nd</sup> hearing -Nov. 1, 2017 carried; 3 <sup>rd</sup> hearing -Dec. 6, 2017 carried; 4 <sup>th</sup> hearing -Jan. 17, 2018 carried; Feb. 7, 2018 carried; April 11, 2018					

- 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 application requires waivers from completeness checklist requirements, a d(1) use variance, a d(5) use variance on density, relief from bulk requirements, relief from supplementary zoning regulations, waivers from site plan design/performance standards, and preliminary and final site plan approval.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-02	Susan Wong	248-250 Leland Avenue	409	7	R-4 Moderate Residential Zone

- The applicant is requesting to construct a first-story replacement addition, a second-story new addition, and a basement access addition to a two family dwelling. The application requires relief from bulk requirements, supplementary zoning regulations and parking requirement.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2018-04	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.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS** – Review and adoption of the 2017 Zoning Board of Adjustment Annual Report

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board are as follows **Wednesday May 2, 2018;** June 6, 2018; July 11, 2018 (Second Wednesday per approval by the board); August 1, 2018; September 5, 2018; October 3, 2018; November 7, 2018; and December 5, 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.5/2/2018