



CITY OF PLAINFIELD
PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING AGENDA

DATE: WEDNESDAY JANUARY 17, 2018
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. REORGANIZATION

V. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VI. MINUTES – July 12, 2017

VII. RESOLUTION (MEMORIALIZATION(S)) - none

VIII. DEVELOPMENT APPLICATION(S)

1)

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

1st hearing -Oct. 4, 2017 carried; 2nd hearing -Nov. 1, 2017 carried; 3rd hearing -Dec. 6, 2017 carried; 4th hearing -Jan. 17, 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.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-25	Kevin Rodney	225-227 Prescott Place	119	16	R-4 Moderate Residential Zone

- The applicant is requesting to construct a single-family dwelling with four-bedrooms and an attached garage on an undersized vacant lot. The applicant is seeking relief from bulk requirements and supplementary zoning regulations.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2017-18	Vadrajan (Jimmy) Naicken	1314-20 West Front Street/23 Clinton Avenue	218	27	NC Neighborhood Commercial Zone

- The applicant is proposing to store and slaughter of chickens, pigs, sheep and goats in the cellar of the building and sell prepared meat and provision/produce to walk-in customers on the ground floor. The applicant proposes to fry frozen chicken in a commercial kitchen on the ground floor and sell for take-out and/or pick-up through existing drive-up window. No eating on premises.

4)

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

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

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-30	Plainfield Gas Realty, LLC	190-198 Terrill Road / 1468-1474 McCrea Place / 1465-1475 East Third Street	451	14	NC Neighborhood Commercial Zone

- Amendment to final site plan approval.

IX. OLD BUSINESS

X. NEW BUSINESS

1. Adoption of the Board's 2018 Calendar

XI. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board are as follows **Wednesday February 7, 2018;** March 7, 2018; April 11, 2018 (Second Wednesday per approval by the board); 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 Reorganization meeting.1/17/2018