



CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

ZONING BOARD OF ADJUSTMENT MEETING

DATE: WEDNESDAY JANUARY 20, 2016
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

REORGANIZATION AGENDA

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 – August 5, 2015; September 2, 2015; October 7, 2015; November 4, 2015

VII. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

➤ The applicant is seeking variance relief from signage requirements in the Neighborhood Commercial Zone.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2014-30	Michael & Sharmain Sylvester	730 West Fourth Street	114	28	R-4 Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist, relief from R-4 bulk requirements, and relief from supplementary zoning regulations to convert a vacant warehouse building to a single-family that is a substandard non-conforming lot.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-23	201 Clinton Ave Management LLC	201-215 Clinton Avenue	131	1	NC Neighborhood Commercial Zone

- The applicant is requesting a D2 use variance, relief from supplementary zoning regulations, waivers from site plan performance standards, preliminary, and final site plan approval to construct a 35' x 45', two-story addition to an existing one-story car wash. The building addition will accommodate an oil change facility.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-26	Dipen R. Patel	351-353 Hill Street	902	2	R-2 Low Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirement, and relief from TODN/PSR1 bulk zone requirements to construct a new two-family duplex home on a vacant, undersized lot.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-27	639 South Avenue, LLC	639-661 South Avenue	611	2	LI Light Industrial Zone

- The applicant is requesting a D1 use variance, relief from bulk requirements, preliminary, and final site plan approval to convert a vacant industrial building and construct a three-story building to house a new 111,572 square foot self-storage facility with 15 parking spaces.

VIII. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-06	Noble Way, Inc.	1437-1439 Park Avenue	25	3	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirements, relief from bulk zoning requirements, relief from supplementary zoning regulations use variance, density variance to convert an existing mixed use structure housing a medical office on the first floor and an apartment on the second floor to a two family dwelling.

2)

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

- The applicant is requesting to demolish a one-story building and construct a Dunkin Donuts restaurant with drive-thru and an automobile service station (4 gasoline pumps), and fifteen (15) on-site parking spaces.

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review and Adoption of the Board's 2016 meeting schedule

XI. ADJOURNMENT

NOTE 1: 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.1/20/2016