

**CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
WEDNESDAY SEPTEMBER 7, 2011 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
MEETING AGENDA**

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I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

“This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in The Courier-News. In addition, copies of the notice have been posted in the City Clerk and Planning Division office. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES – April 14, 2011 special meeting; and May 4, 2011

V. RESOLUTION (MEMORIALIZATIONS) - none

VI. DEVELOPMENT APPLICATIONS

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-06-07	Top Shine Car Wash	1321-1333 South Avenue	624	7	NC Neighborhood Commercial

- Board granted approval on July 11, 2007 – applicant is requesting changes to the approval granted

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-10-04	Front Street Realty	400-406 West Front Street	241	3	R-5 Medium Density Residential Zone

- Board granted approval on January 19, 2011 – applicant is requesting changes to the approval granted

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-08	Energy Research Company	1248-1250 South Avenue	625	10	NC Neighborhood Commercial District
9/7/2011					

The applicant is requesting a use variance, and preliminary site plan approval to convert a vacant, 2 story building to a research laboratory.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-10	Greater Plainfield Habitat for Humanity	908-914 West Seventh Street	551	22	R-3 Low/Moderate Density Residential District
9/7/2011					

The applicant is requesting a use variance, preliminary and final site plan approval to construct five (5) residential condominiums (1 single family unit, and two (2) two-family units) on a vacant lot.

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5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-11	Barack Obama Green Charter High School	518-522 & 524-528 West Seventh Street	767	18 and 19	R-4 Moderate Density Residential District
9/7/2011					

The applicant is requesting a use variance, relief from bulk requirements, preliminary and final site plan approval to renovate an existing 9,432 square foot synagogue building on Lot 19, and demolish a multi family dwelling on Lot 18 for 21 vehicles and an open top garden structure.

VII. OLD BUSINESS - none

X. NEW BUSINESS

1. Discussion on the Board Attorney professional services agreement - execute
2. ZONING INTERPRETATION for 207 -211 East Front Street, Block318, Lot 11 (Application No. ZBA-11-16) Strand Realty Properties

XI. ADJOURNMENT

- The Board’s next regularly scheduled meeting will be held on Wednesday October 5, 2011.

NOTE: 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.9/7/11