

**CITY OF PLAINFIELD  
ZONING BOARD OF ADJUSTMENT  
WEDNESDAY NOVEMBER 2, 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** – June 1, 2011, August 3, 2011 and September 7, 2011

**V. RESOLUTION (MEMORIALIZATIONS)**

1)

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

➤ Resolution granting an amended site plan approval.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-11-02	Faheemah’s Child Care Center, Inc.	913-917 East Seventh Street	821	16	R-4 Moderate Density Residential Zone
6/1/11; 8/3carried; 10/5 denied					

➤ Resolution denying a use variance and preliminary site plan approval to construct a 6,686 square foot addition to an existing 3,637 square foot, 2.5 story residential dwelling and convert the expanded structure to a child care center for 90 pre-school children, and 32 employees with parking for twelve (12) vehicles.

**VI. DEVELOPMENT APPLICATIONS**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-07-35	BUF	420 & 510 Grant Avenue	553 554	9 10	R-3 Low Moderate Density Residential Zone

➤ On June 4, 2008 the board granted final site plan approval for a use variance, relief from bulk requirements to construct a preschool facility at Lot 9, Block 553, and a thirty-two (32) space parking lot at Lot 10, Block 554.  
➤ On October 26, 2011 the applicant is requesting modification of conditions in regard to the Certificate of Occupancy.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-11-11	Barack Obama Green Charter High School	518-522 W. 7 <sup>th</sup> St. 524-528 W 7 <sup>th</sup> St. 530-534 W.7 <sup>th</sup> St. 529 W. 6 <sup>th</sup> St.	767 767 767	18 19 20	R-4 Moderate Density Residential Zone
9/7/11; 10/5;11/2					

- The application was deemed complete on August 5, 2011. The applicant is requesting a use variance, relief from bulk requirements, relief from supplementary zoning regulations, waivers from design and performance standards, preliminary, and final site plan approval to expand an existing, non-conforming use (charter school) in an R-4 moderate density residential zone district.

3)

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

- On July 11, 2007 the board granted a use variance and preliminary site plan approval to expand an existing car wash. The applicant submitted revised drawings and is requesting amendment to the approval.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-13	HomeFirst Interfaith Housing and Family Services	328-330 Franklin Place	642	25	R-CA Crescent Area Historic District Zone
10/5/11					

- The application was deemed complete on August 5, 2011. The applicant is requesting a waiver from a completeness checklist item, use variance (expansion of a non-conforming use), preliminary and final site plan approval to construct a six space parking lot in the rear yard.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-14	Plainfield Gas Realty, LLC	1144-1148 South Avenue	623	6	NC Neighborhood Commercial Zone
11/2/11					

- The application was deemed complete on October 4, 2011. The applicant is requesting a use variance, preliminary and final site plan approval to redevelop an existing gas station and food mart with a new 7-Eleven convenience store. The applicant is also proposing a new 51' x 51' overhead canopy to cover the pump islands, and new signage throughout the site.

**VII. OLD BUSINESS - none**

**X. NEW BUSINESS**

1. Zoning Interpretation for 410 West Front Street, Block 241, Lot 4 (Application No.ZBA-11-19)
2. Discussion on the Board Attorney professional services agreement - execute

**XI. ADJOURNMENT**

- The Board's next regularly scheduled meeting will be held on Wednesday December 7, 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.