

**CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
WEDNESDAY DECEMBER 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 – October 5, 2011

V. RESOLUTION (MEMORIALIZATIONS)

1)

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 District Zone

- Resolution granting a request for 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.

2)

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

- Resolution granting a request for 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.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-02	Faheemah’s Child Care Center, Inc.	913-917 East Seventh Street	821	16	R-4 Moderate Density Residential District Zone

- 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)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-08-16	UN Bldg. Corporation c/o Bill Homer	181-195 East Front Street	317	1	CBD Central Business District Zone
2/3/2010; 3/3/2010; 4/7/10; 5/5/2010; 6/2/2010; 8/4/2010 denied; 8/3/11; 10/5; 11/2					

- The applicant is requesting a use variance and preliminary site plan approval to expand an existing educational use to accommodate six (6) new classrooms, nurse's room, teacher's lounge, administrator office, and receptionist room for a charter school on the fourth floor of the building.

2)

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 District Zone

- 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.

3)

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

4)

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

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

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-12	MetroPCS New York, LLC	502-530 East Front Street	326	1	R-7 High Density Residential District Zone
10/5/11 carried; 12/7/11					

- The application was deemed complete on August 3, 2011. The applicant is requesting completeness checklist waivers, a use variance, preliminary, and final site plan approval to install six (6) panel antennae, two (2) GPS devices, and equipment cabinets on the rooftop of 11th and 12th floors of a twelve-story building.

6)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-16	Tasty Cheese	207 -211 East Front Street	318	11	CBD Central Business District Zone
12/7/11					

- The application is deemed incomplete on October 13, 2011. The applicant will be deemed complete by December 7, 2011 meeting. Also, the applicant is requesting a special hearing for a use variance, preliminary and final site plan approval to permit the operation of an amusement arcade as an accessory use to a restaurant.

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-17	Jonathan Payumo	501 Stelle Avenue	754	6	R-VWB Van Wyck Brooks Historic District Zone
12/7/11					

- The application was deemed complete on October 17, 2011. The applicant is requesting relief from zoning regulations to install a 6ft high fence around a swimming pool.

VII. OLD BUSINESS – Execute of the Board Attorney’s professional services agreement

VIII. NEW BUSINESS

1. Review an ordinance to amend and supplement the municipal code of the City of Plainfield at Chapter 17, Land Use Article III, Zoning Board of Adjustment, by creating section 17:3-15, contribution disclosure statements
2. Review of the 2012 planning board budget
3. Discussion for adoption of the Draft 2012 board calendar meeting dates
4. Review /update board members directory 2012 and public distribution information
5. Review/discuss board 2012 by-laws for adoption at the reorganization meeting
6. Reminder regarding board members term expiration (Board Member Johnson-1/1/12) and Board Member Scott-1/1/12)

IX. ADJOURNMENT

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.12/7/11