

**CITY OF PLAINFIELD  
 ZONING BOARD OF ADJUSTMENT  
 WEDNESDAY FEBRUARY 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** – December 1, 2010

**V. RESOLUTION (MEMORIALIZATIONS) - none**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-10-06	Ramgoolan & Chandrawati Balkaran	305 Madison Avenue	102	6	MU Mixed Use Zone District

- The board dismissed the application without prejudice for a request for waivers from completeness checklist items, a use variance, preliminary and final site plan approval to conduct the slaughter of live poultry within a building, containing a retail store and selling live poultry on the first floor and one (1) apartment on the second floor. A use variance is required because slaughterhouses are not permitted in the MU Mixed Use zone district. The applicant has purchased Lot 5 and will be submitting a new application.

2) Zoning Interpretation for 1248-1250 South Avenue, NC-Neighborhood Commercial Zone

**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-10-15	Lillian Zhang	1205-1207 West Fourth Street	543	8	R-4 Moderate Density Zone District
1rst hearing 2/2/11					

- The applicant is requesting relief from bulk requirements to construct a single-family dwelling on a vacant, undersized 4,500 square foot lot.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-10-16	Lillian Zhang	1034-1036 West Third Street	127	13	R-4 Moderate Density Zone District
1rst hearing 2/2/11					

- The applicant is requesting relief from bulk requirements to construct a single-family dwelling on a vacant, undersized 6,000 square foot lot.

**VII. ZONING INTERPRETATION(S) – none**

**VIII. OLD BUSINESS**

- Correspondence Re: Plainfield Housing Authority
- Correspondence Re: 1248-1250 South Avenue, NC-Neighborhood Commercial Zone with the Fire Official Comments and the Construction Official Comments.

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

- The Board's next regularly scheduled meeting will be held on Wednesday March 2, 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.2/2/2011