

**CITY OF PLAINFIELD  
ZONING BOARD OF ADJUSTMENT  
WEDNESDAY OCTOBER 5, 2011 AT 7:00 P.M.  
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE  
MEETING AGENDA**

\* \* \* \*

**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 – none**

**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-11-08	Energy Research Company	1248-1250 South Avenue	625	10	NC Neighborhood Commercial District
9/7/2011					

Granting a use variance, and preliminary site plan approval to convert a vacant, 2 story building to a research laboratory.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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					

Granting 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.

3) ZONING INTERPRETATION for 207 -211 East Front Street, Block318, Lot 11 (Application No. ZBA-11-16) Strand Realty Properties- Denial for an Amusement Arcade accessory use to a restaurant.

**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-08-16	UN Bldg. Corporation c/o Bill Homer	181-195 East Front Street	317	1	CBD Central Business District
2/3/2010; 3/3/2010; 4/7/10; 5/5/2010; 6/2/2010; 8/4/2010 denied; 8/3/11; 10/5					

➤ 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)

<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

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- Revised elevation drawings

3)

<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					

- The application was deemed complete May 10, 2011. The 120 day decision date is September 7, 2011. The applicant is requesting 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.
- Revised drawings of parking layout and outdoor play area

4)

<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					

- 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.

5)

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

- 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 11<sup>th</sup> and 12<sup>th</sup> floors of a twelve-story building.

6)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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 October 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.

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**VII. OLD BUSINESS** - none

**X. NEW BUSINESS** - none

**XI. ADJOURNMENT**

➤ The Board's next regularly scheduled meeting will be held on Wednesday November 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.10/5/11