

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
WEDNESDAY DECEMBER 5, 2012 AT 7:00 p.m.
PLAINFIELD CITY HALL LIBRARY
515 WATCHUNG AVENUE, PLAINFIELD N.J.**

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I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES –October 3, 2012

V. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-09-01	Michael Conover	1323 Belleview Avenue	26	10	R-3 Low/Moderate Residential Zone

- The applicant is requesting relief from the rear yard setback requirement of 30' to infill a 21 SF alcove on the first floor of a single family dwelling. The dwelling is a non-conforming structure because of its current 3.75' rear yard setback condition; the proposed infill will also have a rear yard setback of 3.75'. The applicant also is proposing to construct a new front porch and side yard stairs which do not require relief from any land use ordinance requirements.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-11-25	Scott Thomas	639 Stelle Avenue	507	8	R-3 Low/Moderate Residential Zone

- The applicant is requesting relief from combined 30' side yard requirement to construct a second floor addition to a single family dwelling resulting in combined side yard of 24'.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-24	Valstir, LLC	1763-1821 West Front Street	202	1.01	MU Mixed Use Zone

- The applicant is requesting a certificate of a nonconformity use for processing, warehouse and distribution for six (6) separate facilities.

VI. DEVELOPMENT APPLICATION(S)

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-20	New Cingular Wireless PCS, LLC	502-530 East Front Street	326	1	R-7 High Density Residential Zone District

- The applicant is requesting waivers from completeness checklist requirements, use variance, height variance, preliminary and final site plan approval to replace 9 existing antennae and add 3 new antennae for a total of 12 antennae on a rooftop of an existing twelve-story residential apartment building at a height no to exceed 116' above grade.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-29	Crescent Properties Investment, LLC	111-115 Crescent Avenue	832	15	R-CA Crescent Avenue Historic District

- The applicant is requesting waivers from completeness checklist requirements, use variance, for conversion of an existing three (3) offices to three (3) residential apartments resulting in a density of 17.88 per du/acre.

VII. OLD BUSINESS - none

VIII. NEW BUSINESS

1. Review draft 2013 board annual calendar meeting dates
2. Review draft Information for attending/participating in a Zoning Board of Adjustment Meeting
3. Review Board Membership Terms 2013
4. Discussion of the 2012 Annual Report to the Planning Board

IX. UNFINISHED BUSINESS - none

X. OPEN PUBLIC MEETING COMMENTS

XI. ADJOURNMENT

- The Board's reorganization meeting will be held on Wednesday January 16, 2013.

NOTE: The Board will not hear any cases after 10:30p.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.