

**ZONING BOARD OF ADJUSTMENT
MEETING AGENDA
WEDNESDAY OCTOBER 3, 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 –September 5, 2012

V. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-23	William Garrett	122 East Ninth Street	827	1	R-CA Crescent Avenue Historic District Zone

The applicant is requesting waivers from completeness checklist requirements, and relief from 17:9-34.G of the City Land Use Ordinance. The applicant is proposing to construct a 14' x 20' one-car detached garage on an existing concrete slab which is set back only 2.75' from the side yard property line.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-25	Ena Burcher	121 Sumner Avenue	429	30	R-4 Moderate Density Residential Zone

The applicant is requesting relief from side yard and combined side yard setback requirements to construct a second floor addition to a single family dwelling;also requesting waivers from five (5) completeness checklist items. The applicant is also proposing to remove the existing 24' x 8' open front porch and replace it with a smaller, 10' x 7' open front porch, and construct a new 3' x 22' side yard / rear yard deck.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

The applicant is proposing to install five (5) new wall signs, replace four (4) existing awnings with four (4) new awnings-three of those awnings will have a sign; and retain two (2) existing non-conforming freestanding signs.

VI. DEVELOPMENT APPLICATION(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
This application was deemed complete on 9/6/12.					

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
This application was deemed complete on 9/6/12.					

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	1701-1761 West Front Street	202	1.02	MU Mixed Use Zone
This application was deemed complete on 9/6/12.					

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

VII. OLD BUSINESS - none

VIII. NEW BUSINESS - none

IX. UNFINISHED BUSINESS - none

X. OPEN PUBLIC MEETING COMMENTS

XI. ADJOURNMENT

- The Board's next regularly scheduled meetings are held as follows: November 7th and December 5th, 2012.

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.

ZBA meeting.10/3/2012