

**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**WEDNESDAY JANUARY 18, 2012 AT 7:00 P.M.**  
**PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**  
**REORGANIZATION 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**

- Reminder regarding board members term expiration Board Member Johnson (1/1/12) and Board Member Scott (1/1/2012)

**IV. REORGANIZATION**

**V. MINUTES** – December 7, 2011 and December 20, 2011 (special meeting)

**VI. 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-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.

2)

<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 District Zone
10/5/11 carried; 12/7/11					

- 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.

3)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-11-16	Tasty Cheese	207 -211 East Front Street	318	11	CBD Central Business District Zone
12/7/11; 12/20/11 special meeting					

- The applicant is requesting a use variance, preliminary and final site plan approval to permit the operation of an amusement arcade as a second principal use with a restaurant.

4)

<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 Zone
2/3/2010; 3/3/2010; 4/7/10; 5/5/2010; 6/2/2010; 8/4/2010 denied; Reconsidered 8/3/11; 10/5; 11/2; 12/7; 1/18/2012 reorganization					

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.

## VII. 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-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 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.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-11-17	Jonathan Payumo	501 Stelle Avenue	754	6	R-VWB Van Wyck Brooks Historic District Zone
1/18/11					

- 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.

3)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-11-26	Faheemah's Child Care Center	913-919 East Seventh Street	621	16	R-4 Moderate Density Residential Zone
1/18/12					

- The application was deemed complete on December 28, 2011. The applicant is requesting a use variance, relief from supplementary zoning regulations, relief from design and performance standards, and preliminary site plan approval to construct a 9,008 sf addition to an existing 3,759 sf, 2.5 story residential dwelling and convert the expanded structure to a child care center with 6 classrooms for 90 pre-school children, and 20 full-time employees with twenty (20) parking spaces provided on site in the rear yard.

**VIII. OLD BUSINESS – none**

**IX.. NEW BUSINESS**

1. 410 West Front Street, Block 241, Lot 4, R-5 Medium Density Residential Zone (Application No.ZBA-11-19) - the applicant submitted an application seeking zoning approval for certificate of non-conformity for an auto repair facility.
2. Review/discuss board 2012 by-laws

**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 Reorganization Meeting.1/18/2012