

CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
WEDNESDAY FEBRUARY 6, 2013 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
REORGANIZATION MEETING AGENDA

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Revised*

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 offices. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES – January 16, 2013 reorganization meeting minutes (Awobue, Belin, Cody, Graham, Ruiz, Smith, Urquhart)

V. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-27	Sidney Howard, Jr.	110 Berckman Street	326	10	R-7 High Density Residential Zone
Awobue, Belin, Cody, Graham, Ruiz, Smith, Urquhart					

- The applicant was granted approval for waivers from completeness checklist requirements, and relief from § 17:9-44.B of the Land Use Ordinance to construct a deck in the rear yard, 9' above grade on the upper level of a two-story, single family dwelling.

VI. DEVELOPMENT APPLICATIONS

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-33	109 East Fourth Street, LLC	109 East Fourth Street	840	8	CBD Central Business District
This application was deemed complete on January 7, 2013; 1 st hearing 1/16/13 (Awobue, Belin, Cody, Graham, Ruiz, Smith, Urquhart) carried; 2 nd hearing 2/6/13					

- The applicant is requesting waivers from completeness checklist items, a use variance, and preliminary and final site plan approval to convert a vacant office building to eight (8) residential apartments.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-31	Daniel Cone	811-815 Field Avenue	760	25	VWB-2 Van Wyck Brooks Historic District
This application was deemed complete on January 9, 2013					

- The applicant is requesting relief from completeness checklist items, and relief from side yard, combined side yard, building coverage, and lot coverage requirements for an addition and alteration to an existing single family dwelling.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-30	Vincent Brink	428 and 434-436 West Front Street	241	10 and 12	MU Mixed Use Zone
This application was deemed complete on January 9, 2013					

- The applicant is requesting a certificate of nonconformity for light manufacturing and outdoor storage uses.

VII. ZONING INTERPRETATIONS – Application No.ZBA-13-04: 1112-1118 North Avenue, Block 402, Lot 5, LI Light Industrial Zone District-The applicant submitted an application development permit for a Certificate of Occupancy for a meditation center use in a one-story building. The applicant and Zoning officer are seeking an interpretation of the Land Use Ordinance to determine if the proposed use satisfies the definition of a “Health and Fitness Club” in the Land Use Ordinance.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. Executive Session*- Possible Litigations

- 181-195 East Front Street, Block (Application No.ZBA-08-16) Central Jersey Charter Arts School
- 1405-1479 South Avenue, Block 624, Lot 13 (Application No.ZBA-12-01) Plainfield South Avenue Center Associates

2. 2012 annual report due

3. Review of the Zoning Board of Adjustments By-laws

X. ADJOURNMENT

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