

**CITY OF PLAINFIELD ZONING BOARD OF ADJUSTMENT MEETING
WEDNESDAY MARCH 6, 2013 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
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 offices. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES – February 6, 2013 meeting minutes (Awobue, Belin, Cody, Graham, Johnson, Ruiz, Smith, Urquhart)

V. RESOLUTION (MEMORIALIZATION(S))

1.

| 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; 1 st hearing 2/6/13 | | | | | |

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

2.

| 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; 1 st hearing 2/6/13 | | | | | |

- The applicant was granted a certificate of nonconformity to allow for the existing light manufacturing uses on Block 241, Lot 12. The applicant was denied a certificate of nonconformity for Block 241, Lot 10 for the use of outdoor storage.

3. ZONING INTERPRETATION for Application No.ZBA-13-04: 1112-1118 North Avenue, Block 402, Lot 5, LI Light Industrial Zone District-A determination was made that granted to allow for a meditation center that satisfied the definition of a "Health and Fitness Club" as in the Land Use Ordinance. The Board determined that the Zoning Officer accept the proposed use as a permitted use in the Light Industrial Zone.

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 request to carry; 3/6/13 | | | | | |

- 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-12-28 | HOPES Community Action Partnership, Inc. | 1201-1223 East Seventh Street | 625 | 84 | R-3 Low/Moderate Density Residential Zone |
| This application was deemed complete on February 6, 2013; 1 st hearing 3/6/13 | | | | | |

- The applicant is requesting a use variance, preliminary site plan approval, relief from bulk requirements and supplementary zoning regulations, and waivers from design/performance standards to convert an existing, non-conforming use (armory and warehouse) into a day care/early Head Start school for 270 children ages 3-5, to be operated by 82 staff persons.

VII. ZONING INTERPRETATIONS – none

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. Executive Session*- Possible Litigations - 1405-1479 South Avenue, Block 624, Lot 13
(Application No.ZBA-12-01) Plainfield South Avenue Center Associates

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.

ZBA meeting.3/6/2013