



CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



SHARON ROBINSON-BRIGGS
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

MEETING AGENDA

WEDNESDAY APRIL 3, 2013 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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

V. RESOLUTION (MEMORIALIZATION(S))

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; 1st hearing 1/16/13 (Awobue, Belin, Cody, Graham, Ruiz, Smith, Urquhart) carried; 2nd 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.

VI. DEVELOPMENT APPLICATIONS

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-05	JKA Plainfield Front Donuts, Inc.	1469-1475 East Front Street / 1-7 Terrill Road	442	7	R-3 Low Moderate Density Residential Zone
This application was deemed complete on March 19, 2013; 1 st hearing 4/3/13					

- The applicant is requesting a use variance, preliminary and final site plan approval to add a two-lane drive-thru to an existing retail establishment (Dunkin Donuts) with the number of parking spaces reduced from 13 to 6.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-07	Shukla Properties, LLC	1457-1459 McCrea Place	450	14	R-2 Low Density Residential Zone
This application was deemed complete on March 19, 2013; 1 st hearing 4/3/13					

- The applicant is requesting waivers from the completeness review checklist, relief from the R-2 permitted use requirement, relief from parking requirements, relief from the R-2 bulk requirements, and relief from supplementary zoning regulations to permit a two-family dwelling. The applicant is requesting a certificate of a nonconformity use, proposing to construct a two-story addition to a two-story dwelling, construct new front steps, new rear steps, and a parking area in the back yard.

VII. ZONING INTERPRETATIONS – none

VIII. OLD BUSINESS – Draft By-Laws of the Zoning Board of Adjustment

IX. NEW BUSINESS –

- Review and execute the Board Attorney's Professional Services Agreement
- Review and adoption of the Boards 2012 Application Report

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.4/3/2013

Phone: (908) 753-3486 * Fax: (908) 226-2587
Website: www.plainfieldnj.gov