



**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 MAY 1, 2013 AT 7:00 P.M.**  
**PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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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 – none**

**V. RESOLUTION (MEMORIALIZATION(S))**

1.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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<sup>st</sup> hearing 4/3/13 denied

- The applicant requested 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.

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 <sup>st</sup> hearing 3/6/13					

- The applicant requested 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.

**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 carried; 5/1/13 carried; 6/5/13					

- 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.

**VII. ZONING INTERPRETATIONS – none**

**VIII. OLD BUSINESS**

- Adoption of the By-Laws
- Adoption of the 2012 Board Application Report

**IX. NEW BUSINESS**

**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