



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

Meeting Agenda



SHARON ROBINSON-BRIGGS
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

WEDNESDAY AUGUST 7, 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 – March 6, 2013

V. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-15	Blue Ray Investing, Inc.	1333-1345 Evergreen Avenue	811	20	R-2 Low Density Residential Zone District

- Application for Certificate of nonconformity for a second story deck existing as a prior non-conforming use on a single family dwelling.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-01	Plainfield Auto Service Station Inc.	219-225 East Second Street	311	7 and 8	CBD Central Business District

- The applicant is requesting to expand the automobile repair shop from 3 bays to 4 bays, convert a portion of the first floor to a convenience store, and construct a second floor addition for office and storage space accessory to the automobile repair shop.

3.

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

- 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 4.

VI. DEVELOPMENT APPLICATIONS - none

VII. OLD BUSINESS

1. Executive Session

VIII. NEW BUSINESS

- 1) Zoning Interpretation – 417 Cleveland Avenue – for determination if the uses are permitted in the Transit Oriented Development Downtown (TODD) Zone

IX. ADJOURNMENT

1. The next regularly scheduled meetings of the board is scheduled on Wednesday **September 4, 2013**, October 2, 2013, November 6, 2013 and December 4, 2013.

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.8/7/2013

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Website: www.plainfieldnj.gov