



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

SPECIAL MEETING AGENDA

MONDAY JUNE 17, 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 – none

V. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-12	Keith M. & Susan F. Cummings	1083 Sleepy Hollow Lane	937	8	R-2 Low Density Residential Zone District

Voting members: awobue, belin, cody, graham, ruiz, scott, urquhart

- The applicant is requesting waivers from the completeness review checklist, relief from the R-2 side yard bulk requirements, and relief from §17:9-44. A (side yard setback for porch) supplementary zoning regulation to construct a second floor addition and first floor porch to a single family residence.

VI. DEVELOPMENT APPLICATIONS

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-13-05	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 carried; 6/17/13-1 st hearing					

- 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.

VII. OLD BUSINESS

- Adoption of the By-Laws

VIII. NEW BUSINESS

IX. 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 special meeting agenda.6/17/2013

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